

**BOROUGH OF NETCONG
MAYOR AND COUNCIL MEETING
May 1, 2025**

MINUTES OF THE MEETING OF THE MAYOR AND COUNCIL OF THE BOROUGH OF NETCONG HELD MAY 1, 2025 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 21, 2025.
2. Publishing a notice in the Daily Record, the official newspaper of the Borough of Netcong on January 21, 2025 and emailing a copy to the Star Ledger on January 22, 2025.

ROLL CALL

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

PUBLIC PORTION OF MEETING

A Motion to close the meeting to the public was made by Councilman Hathaway and seconded by Councilman Laureys.
Roll Call: 6 Yes

AGENDA ITEMS FOR DISCUSSION

The following items are for discussion purposes only. Any action on these items will take place at the meeting of May 8, 2025.

1. **Minutes** – April 3, 2025
2. **Minutes** – April 11, 2025

A Motion was made by Councilman Hathaway and seconded by Councilman Nametko to approve the minutes,
Roll Call: 6 Yes

3. PUBLIC HEARING AND ADOPTION OF THE 2025 MUNICIPAL BUDGET

- a. **Ordinance Adoption – Ordinance 2025-3** - Ordinance to Exceed the Municipal Budget Appropriation Limits and to Establish a Cap Bank

Carried to the May 8th meeting.

- b. **Resolution 2025-45**- Resolution For Self-Examination of 2025 Budget

Carried to the May 8th meeting.

4. PUBLIC HEARING ON THE 2025 MUNICIPAL BUDGET

Motion to Close the Public Hearing

- a. **Resolution 2025-46** -To Read the 2025 Budget by Title Only.

Carried to the May 8th meeting.

- b. **Resolution 2025-47**-To Adopt the 2025 Budget

Carried to the May 8th meeting.

5. ANNUAL AUDIT

- a. **Resolution #2025-48** - Certification of the Annual Audit.

Carried to the May 8th meeting.

- b. **Resolution #2025-49**-To Approve the 2024 Corrective Action Plan.

Carried to the May 8th meeting.

6. PUBLIC HEARING ON THE 2025 SID ASSESSMENTS

Carried to the May 8th meeting.

7. **Resolution #2025-50**- Approving the Property Assessments for the Netcong Community Partnership Special Improvement District of the Borough of Netcong.

- 8. Resolution #2025-51-** Approving the Introduction of the 2025 Budget of the Netcong Community Partnership Special Improvement District and Authorizing a Public Hearing to Be Held Thereon.

Carried to the May 8th meeting.

- 9. Bond Ordinance Adoption – Bond Ordinance 2025-4-**BOND ORDINANCE TO AUTHORIZE THE MAKING OF VARIOUS PUBLIC IMPROVEMENTS AND THE ACQUISITION OF NEW ADDITIONAL OR REPLACEMENT EQUIPMENT AND MACHINERY IN, BY AND FOR THE BOROUGH OF NETCONG, IN THE COUNTY OF MORRIS, STATE OF NEW JERSEY, TO APPROPRIATE THE SUM OF \$365,500 TO PAY THE COST THEREOF, TO APPROPRIATE A STATE GRANT, TO MAKE A DOWN PAYMENT, TO AUTHORIZE THE ISSUANCE OF BONDS TO FINANCE SUCH APPROPRIATION AND TO PROVIDE FOR THE ISSUANCE OF BOND ANTICIPATION NOTES IN ANTICIPATION OF THE ISSUANCE OF SUCH BONDS.

Carried to the May 8th meeting.

- 10. Bond Ordinance Adoption – Bond Ordinance 2025-5-** BOND ORDINANCE TO AUTHORIZE THE MAKING OF VARIOUS PUBLIC IMPROVEMENTS IN, BY AND FOR THE WATER UTILITY OF THE BOROUGH OF NETCONG, IN THE COUNTY OF MORRIS, STATE OF NEW JERSEY, TO APPROPRIATE THE SUM OF \$155,000 TO PAY THE COST THEREOF, TO AUTHORIZE THE ISSUANCE OF BONDS TO FINANCE SUCH APPROPRIATION AND TO PROVIDE FOR THE ISSUANCE OF BOND ANTICIPATION NOTES IN ANTICIPATION OF THE ISSUANCE OF SUCH BONDS.

Carried to the May 8th meeting.

- 11. Bond Ordinance Adoption – Bond Ordinance 2025-6-** BOND ORDINANCE TO AUTHORIZE THE UNDERTAKING OF IMPROVEMENTS TO BARONE STREET IN, BY AND FOR THE BOROUGH OF NETCONG, IN THE COUNTY OF MORRIS, STATE OF NEW JERSEY, TO APPROPRIATE THE SUM OF \$360,000 TO PAY THE COST THEREOF, TO AUTHORIZE THE ISSUANCE OF BONDS TO FINANCE SUCH APPROPRIATION AND TO PROVIDE FOR THE ISSUANCE OF BOND ANTICIPATION NOTES IN ANTICIPATION OF THE ISSUANCE OF SUCH BONDS.

Carried to the May 8th meeting.

- 12. Correspondence -** None presented.

- 13. Old Business -** None presented.

- 14. New Business**

a. Discussion on Ordinance Amending Chapters 217, 228 and 169 of the Borough Code.

Mr. Blakeslee gave a description of these amendments. There was a brief discussion among the Council. Councilman Nametko asked how we know when we have new residents in our rentals. We want to be sure to issue a CO for tenant changes. Mr. Blakeslee gave explanations on some of the ways we rely on residents to inform the borough. He stated we do try to update and make sure they register new tenants. Councilman Nametko asked if there is a follow up on possible new tenants. Mr. Blakeslee stated there is follow up. There was further discussion on this subject among the Council. Mr. Blakeslee stated we also keep tabs on large garbage items on the curb which can indicate a change.

b. Township of Hanover – Opposing Senate Bill 1408

Councilman Hathaway stated our situation is different in Netcong. Councilman Sylvester stated he has spoken with others and the problem is how they come up with the affordable housing numbers. Councilman Laureys stated he took the letter as the state overstepping on the housing rules. He is all for municipalities letting the state know they do not want them to overstep municipal laws. Councilman Eddy provided details on the building issues in Hanover. Councilman Hathaway stated he is not concerned about what is happening in East Hanover. Several of the Council members agree.

c. Community Development Block Grant

Mr. Blakeslee stated as required the application needs to be discussed at a meeting. He provided details regarding the project application for Water Street. There was discussion among the Council on the changes to this area. Mr. Blakeslee noted there were resolutions regarding this issue.

15. Resolutions – Resolution 2025-42 - Supporting the Federal Fair Housing Law and The New Jersey Law Against Discrimination

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

Roll Call: 6 Yes

16. Resolutions – Resolution 2025-43- Authorizing the Submission of a CDBG Application to Fund the Water Street Watermain & Infrastructure Improvement Project

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

Roll Call: 6 Yes

17. Resolutions – Resolution 2025-44- Authorizing the Award of a Contract for Radio Communications Systems Professional Services

Councilman Hathaway requested more detail on this resolution. There was discussion among the council on this subject. Councilman Laureys stated it is \$3500.00

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

18. Ordinance Introduction – None presented.

PRIVILEGE OF THE FLOOR TO THE COUNCIL

The Council President had nothing to discuss until next week.

Councilman Laureys reported that under the Council's advice, he did attend an NCP meeting and asked if they would do a survey. He urged them to do another one. He is hoping they will do one. He will not vote yes on this until a survey is done.

Councilman Morton wanted to remind all that the garage sale signups end this Friday. There are 20 residents who have joined. They are doing signs for each property that will be reused each year. This year may have the biggest turnout.

Councilman Eddy noted that with all the work getting done on Main St., what is happening with the current buildings to bring them up to the same standard. The mayor stated he is hoping the owners will be encouraged to improve their properties. Councilman Nametko stated in the past the businesses were offered a \$5000.00 tax abatement but only one business chose to use it. Councilman Hathaway had several comments on this issue. He feels the zoning compliance on Main St. has not been taken seriously. In the area of rehabilitation, the abatement could be done if the Main St. area be made an area of rehabilitation, he is fairly sure this would fall under the Highlands. He provided further comments on this subject. He feels abatements are a good avenue which does not affect the schools and only lasts for 5 years. Initially the planner stated we could make the entire area a need of rehabilitation as the need for this does exist. The mayor stated this would also give an incentive to residential properties as well. Mr. Blakeslee offered several comments. What other towns are doing is altering their zoning ordinances to accommodate these improvements. He noted the difference between maintenance as compared to zoning districts. In these situations, the borough could make certain design standards necessary for these improvements and offered these abatements. Other towns have done entire sections of their towns that need this. He stated this could be used for the current 2-3 family rentals. Councilman Hathaway said this may be a way to meet our affordable housing requirements. There was further discussion on this subject. Deed restrictions on multi families may be advantageous. This would also be more attractive to buyers as well. Councilman Hathaway would like to have our planning come to a meeting to explain this to everyone. The Highlands would most likely cover this subject.

Councilman Sylvester stated this needs a much larger and more organized discussion in the future. Councilman Hathaway stated this could be discussed at the EDC. There was further discussion among the Council on this subject and how this can give five zoning enforcement more teeth. Mr. Blakeslee will get this organized.

Councilman Laureys commented on the façade grants that have been offered by the NCP in the past. Councilman Sylvester had several comments on his opinion.

Councilman Hathaway stated there is a groundbreaking ceremony at the Allen mansion property next Wednesday.

Councilman Sylvester, Mr. Blakeslee and Councilman Hathaway met with Roxbury about the Arbolino Park expansion and land acquisition. Councilman Hathaway provided information regarding this meeting and the questions asked by Roxbury. Councilman Sylvester commented on this. Councilman Nametko had several comments on this issue as well. He stated that last week Metheny was at the kayak launch with special needs people using the lake.

MAYORS COMMENTS

The mayor had no comments at this time.

PROCLAMATION

Chez Italy will be ready next week. The Council members had a brief discussion regarding this.

PUBLIC PORTION OF MEETING

Mrs. Bernadette Dalesandro, Barone St. wanted to know what work will be done on Barone St. Mr. Blakeslee and the Mayor provided the details of the project. She wanted to know when this would take place. Mr. Blakeslee stated that has not been established yet.

Mrs. Michele Franchi Ruocco, 39 Main Street, had a question about awnings for homes. Mr. Blakeslee stated there is no zoning ruling on awnings. He stated there might possibly need to be a building permit. She would like to create privacy on the front of her home. Mr. Blakeslee stated he will contact the construction department for details on this issue. She wanted to know if she could put tall shrubs on the front lawn. Mr. Blakeslee stated as long as they do not exceed 3 feet in the front yard and 4 feet in the back. They are treated just like a fence. They cannot impede line of sight. She wanted to know if the bollards in front of gas pipes can be covered with something to make them more attractive. Mr. Blakeslee stated she can decorate them. Councilman Hathaway stated you could be liable for covering up the yellow color. She does believe the Council has the town's best interest and while brainstorming Main St. please consider the needs of the people in the businesses and homes on Main St. She is concerned that the ideas of the

Council may not jive with the business owners. She is not against the Rock-Solid project but there are homeowners and businesses who don't feel that way. She thanked the Council for their time. There was brief discussion on the parking situation on Main St. Mr. Blakeslee will go back to the resolution for the 34 BNK parking lot to make sure it is clear. Mr. Blakeslee asked Mrs. Ruocco to come to borough hall tomorrow and he will clear up this issue.

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

Roll Call: 6 Yes

CLOSED SESSION


None held.

ADJOURNMENT

A Motion to Adjourn the meeting was made by Councilman Hathaway and seconded by Councilman Morton at 8:24PM.

Roll Call: 6 Yes

Respectfully Submitted,



Cynthia Eckert, Borough Clerk

**RESOLUTION SUPPORTING THE FEDERAL FAIR HOUSING LAW AND THE
NEW JERSEY LAW AGAINST DISCRIMINATION**

WHEREAS, he Borough of Netcong supports Title VIII of the Civil Rights Act of 1968 (Federal Fair Housing Law) and the New Jersey Law Against Discrimination. It is the policy of Borough of Netcong to implement programs to ensure equal opportunity in housing for all persons regardless of race, color, religion, ancestry, sex (including pregnancy), national origin, nationality, familial status, marital or domestic partnership status, affectional or sexual orientation, atypical hereditary cellular or blood trait, genetic information, liability for military service, mental or physical disability, perceived disability, AIDS/HIV status and Lawful Income or Source of Lawful Rent Payment (Section 8).

WHEREAS, the Borough of Netcong further objects to discrimination in the sale, rental, leasing, financing of housing or land to be used for construction of housing, or in the provision of brokerage services because of race, color, religion, ancestry, sex, national origin, handicap, or disability as prohibited by Title VIII of the Civil Rights Act of 1968 (Federal Fair Housing Law) and the New Jersey Law Against Discrimination. Therefore, the Mayor and Borough Council of the Borough of Netcong do hereby approve the following resolution.

BE IT RESOLVED, that within available resources, the Borough of Netcong will assist all persons who feel they have been discriminated against under one of the aforementioned categories, to seek equity under federal and state laws by filing a complaint with the New Jersey Division on Civil Rights and the U.S. Department of Housing and Urban Development, as appropriate.

BE IT FURTHER RESOLVED, that the Borough of Netcong shall publicize this resolution and through this publicity shall cause owners of real estate, developers, and builders to become aware of their respective responsibilities and rights under the Federal Fair Housing Law, the New Jersey Law Against Discrimination, and any local laws or ordinances.

BE IT FURTHER RESOLVED, that the municipality will at a minimum include, but not be limited to: (1) the printing and publicizing of this resolution, a fair housing public notice and other applicable fair housing information through local media, community contacts and placement on the Municipal website and in other social media; (2) distribution of posters, flyers, and any other means which will bring to the attention of those affected, the knowledge of their respective responsibilities and rights concerning equal opportunity in housing.

BOROUGH OF NETCONG

By: _____


Elmer Still, Mayor

Dated: 5/2/25

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 May 1, 2025.

Cynthia Eckert, Borough Clerk

A RESOLUTION AUTHORIZING THE SUBMISSION OF A CDBG APPLICATION TO FUND THE WATER STREET WATERMAIN & INFRASTRUCTURE IMPROVEMENT PROJECT.

WHEREAS, the Borough of Netcong, State of New Jersey desires to apply to the Morris County Community Development Block Grant (CDBG) Program; and,


WHEREAS, the Netcong Borough Council wishes to authorize an application to the Morris County Community Development Block Grant (CDBG) Program fund improvements at Water Street, including replacement of water main, hydrant upgrade, water service line replacements and pavement;

WHEREAS, if awarded CDBG funds, the Municipality shall implement the activities in a manner to ensure compliance with all applicable federal, state, and local laws and regulations.

NOW THEREFORE BE IT RESOLVED that the Mayor and Council of the Borough of Netcong, State of New Jersey formally authorize submission of an application to the Morris County Community Development Block Grant (CDBG) Program for the Water Street Watermain and Infrastructure Improvement Project.

BOROUGH OF NETCONG

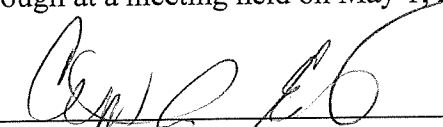
By:


Elmer Still, Mayor

Dated: 5/2/25

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 May 1, 2025.


Cynthia Eckert, Borough Clerk

**RESOLUTION OF THE BOROUGH OF NETCONG, COUNTY OF MORRIS,
STATE OF NEW JERSEY, AUTHORIZING THE AWARD OF A CONTRACT
FOR RADIO COMMUNICATIONS SYSTEMS PROFESSIONAL SERVICES**

WHEREAS, the Borough of Netcong has a need to obtain the services of a Radio Communication System expert and has determined to award the contract as a professional service; and

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

WHEREAS, Dominic Villecco, of V-COMM, LLC Telecommunications Engineering has submitted a proposal indicating that he will provide coverage testing for existing public safety single levels to determine if an Emergency Responder Radio Communication System is working properly; 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 Dominic Villecco of V-COMM, LLC Telecommunications Engineering and authorizes the Mayor and Borough Clerk to execute a contract with Mr. Villecco in accordance with the terms and conditions of his proposal; and

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

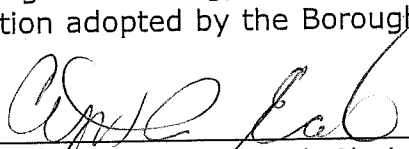
BOROUGH OF NETCONG

Dated: 5/2/25

By: 
Elmer M. Still, Mayor

CERTIFICATION

I, Cynthia L. 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 May 1, 2025.


Cynthia Eckert, Borough Clerk