

**BOROUGH OF NETCONG  
MAYOR AND COUNCIL MEETING  
JUNE 12, 2025**

MINUTES OF THE MEETING OF THE MAYOR AND COUNCIL OF THE BOROUGH OF NETCONG HELD JUNE 12, 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 Laureys, Councilman Morton, Councilman Nametko, Councilman Sylvester and Mayor Still. Also present was Mrs. Eckert, Borough Clerk and Mr. Blakeslee, Borough Administrator.

**SWEARING IN OF PATROLMAN PAUL CARUSO**

Patrolman Caruso was introduced to the audience and sworn in by Mrs. Eckert, Borough Clerk.

**APPROVAL OF MINUTES**

None presented.

**PUBLIC PORTION OF MEETING**

Mr. Andrew Mansbock and Mr. Joaquin Cajiao, 120 Allen Street, are here to discuss the water issues they are having in their home. They have tried to mitigate the issues but to no avail. They had substantial water with the last rain storm. He explained where the water is coming from. They have put extensive drainage in and it cannot handle the amount of water that comes in. They have 5 sump pumps and the water is still coming in

the house. He provided further details on the grade of the properties. They are greatly frustrated with this situation. They have contacted the state, federal and local government. No one is helping them with their situation. He is concerned about the effects this is having on the foundation of their home. They are asking if they can have the borough engineer look at this situation. The mayor asked the homeowners to give Mr. Blakeslee the information about the homes that are behind their property. The mayor stated we will have our engineer look at the area, though they will not be able to go on their property. Their property is at the bottom of the hill. Mr. Mansbock asked if he could show the Council a picture of the situation. He noted that it is possible they are getting water from both Hillside and Stoll Streets. Mr. Blakeslee will contact the borough engineer. There was further discussion among the Council and residents. They thanked the Council for their time.

Mrs. Yeni Durante, 28 Maple Ave: noted that this is her second time here to complain about her back neighbor. He is playing very loud music with the speakers right by her fence. She needs help with this situation. She calls the police but they do not do anything. She feels her only solution is to move. The mayor asked Lt. Coppolella to step forward. He asked if she signed a complaint with the court. It was determined that the complaint was for the smell of smoking. The Lt. stated there is not much that can be done about smoking. The Lt. stated she must call the police immediately. The Lt. stated there are things that can be done through the board of health. Mr. Blakeslee confirmed that there was a report made to the health department. Mr. Blakeslee emphasized that Mrs. Durante must call when it is happening. She stated when the police come the issues stop, as soon as they leave, he turns it back up. She gave further details about other things the neighbor is doing. She stated because of some of the things have changed on her property, she now gets flooded during rain storms. The mayor recalled that a warning was provided to the neighbor. Councilman Sylvester stated every time she calls the police and they witness these issues the board of health can issue a summons. He agreed she should not have to live like this. Mr. Blakeslee stated we can have our engineer check the water issues coming from the neighbor's property. Councilman Nametko stated she must call every time there is an issue as well as note the incident and the officer's name. She stated that she stopped calling. Yeni Durante's husband came in later and stated that the loud music is happening right now.

Mrs. Agata DeGregorio, 33 Maple Ave., offered that she is also getting water in her basement and having to listen to this loud music and smell marijuana odors. She has been in town 65 years and doesn't like to complain. The mayor stated they must talk to the Lt. to know what they have to do. She gave further detail on her issues. Councilman Nametko asked the attorney if there is anything a homeowner can do about the smell of marijuana. The attorney stated not really because it is legal. She is also worried about the firehouse parking lot project, that it will put more water in her basement. She added further detail on the water issues in her basement. She thanked the Council for their time. The Council discussed this may be fixed with the parking lot improvements.

Mrs. Jessica Parks, 26 Hilts Lane, claimed that this is a personal vendetta against her family. She has lived here all her life. She has had issues with Mrs. Durante in the past. Councilman Sylvester stated we have just seen a video of this music and it is loud. The mayor stated this issue may have to be settled by the court. He suggested Mrs. Parks file a complaint with the court. The attorney stated this is a neighbor dispute. She stated

this could have been an issue that could have been settled over the fence. Mrs. Parks noted that the neighbors are harassing her about this. Again, the Council has determined this is a public safety issue, not a Council issue. She was advised to speak to the police when there is a violation. She thanked the Council for their time.

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

Roll Call: 5 Yes

### **PUBLIC HEARING ON THE 2025 SID BUDGET**

A Motion to close the Public Hearing was made by Councilman Nametko and seconded by Councilman Sylvester.

Roll Call: 5 Yes

**Resolution #2025-56-** A Resolution Authorizing the Adoption of the 2025 Budget of The Netcong Community Partnership Special Improvement District.

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

Roll Call: 4 Yes                      No: Councilman Laureys

### **ORDINANCE ADOPTIONS**

**Ordinance 2025-7-** An Ordinance Amending Chapter 217, "Parks"; Chapter 228, Rental Property"; And Chapter 169, "Food and Beverage Vendors Licensing", of The Code of The Borough of Netcong

A Motion to Read Ordinance 2025-7 - by Title Only on Second Reading and a Hearing Held Thereon was made by Councilman Morton and seconded by Councilman Eddy.

Roll Call: 5 Yes

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

Roll Call: 5 Yes

Councilman Laureys had a comment on this ordinance. He questioned the fee for the vendor licensing and a fine if there are extra employees working. He wants to know why there is an extra charge. Councilman Sylvester stated this has something to do with insurance coverage. Further details were provided regarding why this is in the ordinance. Councilman Morton stated this should not be a penalty, this is a standard question on food applications which he fills out for his business every year. The mayor stated this is probably a state statute. Mr. Blakeslee stated if he had known this question ahead of time, he could have researched it. The attorney stated this is a common practice. He suggests we pass the ordinance tonight and can do an amendment later.

A Motion to Adopt Ordinance #2025-7 was made by Councilman Morton and seconded by Councilman Sylvester.  
Roll Call: 5 Yes

### **CORRESPONDENCE**

1. Resignation Letter – Andy Pavlov - DPW

### **BOROUGH ADMINISTRATOR REPORT**

Mr. Blakeslee wanted to mention the issue with Mrs. DiGregorio's flooding has been investigated many times. The DPW superintendent and Mr. Blakeslee had been in her basement and haven taken many measures to mitigate the water issues. The parking lot project should address these issues. Councilman Nametko asked if we are going to discuss the special meeting to take place on June 24<sup>th</sup>. He gave detail on what will be discussed at the meeting. Mr. Ruitenberg stated there should be a resolution adopted at the special meeting. There was further discussion to be sure there will be a quorum.

#### **Rental Registration Report 6/5/25**

##### **May 2025 Report**

171 rental inspections completed during the month. (9 of which failed)

6 COH resale inspections completed

1 Tenant change inspections completed

Warning letters got many people to register. 21 Landlords still on the list, planning on summoning next week. Will be able to charge \$25/unit late fees after ordinance passes at next week's meeting.

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

396 rental units issued (256 of these are apartment complex units issued)

97 rental units in-progress\* (8 of these are apartment complex units in-progress)

506 units not responded yet (460 of these are apartment complex units)

999 rental units total (720 are apartment complex units)

\*in-progress means one of these statuses: paid, scheduled inspection, failed inspection, getting missing information, under construction.

### **COMMITTEE REPORTS**

Finance & Insurance:                      J. Nametko                      J. Sylvester

For the month of May 2025, the Borough had a total income of \$2,383,228.40 as compared to \$2,370,182.19 in 2024.

For the month of May 2025:

Miscellaneous Revenue Not Anticipated (MRNA);

*In 2025 the Borough received \$1,738.50 compared to \$3,898.75 in 2024.*

Other Licenses/Borough Clerk's Fees:

*The Borough received \$38,309.47 in 2025 compared to \$45,357.92 in 2024.  
Interest rates have dropped so this is the cause of this deficiency.*

State Aid:

*Nothing was received in 2025 or 2024.*

Grants in Aid:

*We received \$12,298.42 in 2025 and \$9,939.27 in 2024 for Grants in Aid.*

Taxes Collected:

*The Borough collected \$2,309,537.86 in 2025 compared to \$2,267,231.02 in 2024.*

Water and Sewer Utility:

*The Borough collected \$13,013.62 in 2025 compared to \$31,327.25 in 2024.*

Solid Waste Utility:

*The Borough collected \$8,330.53 in 2025 compared to \$12,427.98 in 2024.*

Total Current Fund Year to Date:

*The total Current Fund Income Year to date for 2025 is \$6,792,785.36 as opposed to \$6,013,974.06 in 2024.*

Total Water and Sewer Utility to Date:

*The total Water and Sewer Utility Income Year to date for 2025 is \$494,303.08 as opposed to \$490,324.44 collected in 2024.*

Total Solid Waste Utility to Date:

*The Solid Waste Utility Income Year to date for 2025 is \$160,073.88 as opposed to \$132,765.38 collected in 2024.*

Total of all Funds to Date:

*Total collected from all funds Year to date is \$7,447,162.32 in 2025 compared to \$6,637,063.88 in 2024.*

Economic Development:      R. Hathaway      J. Nametko

- Councilman Nametko noted that the EDC met on affordable housing and this is in good shape. There was discussion about making the whole town an area of rehabilitation. This gives the borough a say in what can be done.
- The Highlands application has been accepted so the affordable housing obligation costs will be covered.
- The Allen house project has been started.
- The Dellamo project is in progress.
- The Main Street project (Rock Solid) has begun.
- The Main Street rehab has a stop work order due to no permit for electrical.

- Hopefully we will be paving Main St. next year.

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

Police:

Motor Vehicle Check Or Stop: 151  
Radar Detail: 45  
Check Property: 227  
Administrative: 85  
Grand Total: 876

Ambulance Corps

Total Calls: 31  
Total Patients: 18  
Total Hospital Trips: 13  
Total Miles: 351  
Hours Volunteered: 120 hrs. 44 mins

Netcong Fire Department

Calls: 5  
• Mutual Aid: 2  
• General Alarms: 3  
Total Members: 19  
Time Volunteered: 15.33  
Drills: 5  
. Total Members: 30  
. Time Volunteered: 107.5 Hours  
Administrative Details: 4  
. Total Members: 33  
. Time Volunteered: 133 Hours  
Monthly Total:  
• 33 Members  
• Time Volunteered: 255 Hours and 50 Minutes

Fire Prevention

Total Inspections: 19  
Total Violations: 13  
Permits Received: 3  
Penalty Money Collected: \$1000

Councilman Sylvester reported that a new patrolman starts this week. There will be a new hire to replace the police chief as he is retiring.

Dept. of Public  
Works & Utilities: M. Eddy R. Hathaway

Road Department;

Town wide pothole repair, assembled and installed new American flags (Main St. & Maple Ave. collected 32 cubic yards of grass, 60 cubic yards of brush and 44 cubic yards of leaves. Cut low hanging brush along roadways. Repaired street signposts. Moved bulk material from DPW to water dept.

Water Department;

Fixed water leak on Ledgewood Ave, fixed water leak on Bank St. made repairs to multiple water meters,

Buildings and Grounds;

Prepared flower pots and place them around town, planted Boro Hall and Indian Head, maintained lawns for town properties.

Parks and Recreations; Did Playground safety inspection at Dierenzo park. Had trees at Dierenzo park and Gazebo safety trimmed, Poured cement pads for garbage cans at Dierenzo park

Other:

Dpw attended annual storm water training

Councilman Sylvester asked about water pirates on Rt. 80. He wants to know if the borough was able to contact the state. Mr. Hess, water operator, had a lengthy conversation with them to get gallonage numbers for the water used. He is still trying to find out who authorized them to use our water. Councilman Nametko asked if we knew how much gallonage was taken. The response was that we do not. Councilman Sylvester would like Mr. Bucco to find out why they have been using our water. Councilman Sylvester asked if there are locks for our fire hydrants. Mr. Hess stated they are expensive. There was discussion among the Council on this issue. Mr. Hess gave further details on this subject. There was further discussion among the Council on this issue. The mayor stated we will investigate this issue and contact our senator.

Recreation:

T. Morton

T. Laureys

Councilman Morton reported that summer events are starting soon.

- Kids in the park will be on June 20<sup>th</sup>.
- July 4<sup>th</sup> first concert in the park.
- Thanks to the NCP for partnering with recreation. The recreation committee will be getting picnic tables donated. They have to go to Parsippany to pick them up.
- The mayor asked about the parking on Dell Ave. during the concert. There was discussion among the Council on this issue. It was decided this is an everyday issue not just a concert issue. Councilman Morton had a discussion with the Lt. about this issue.

Public Services:

(Human Services

T. Laureys

M. Eddy

Recycling & Solid  
Waste Disposal)

Dial A Ride Report for May

Days of Service: 16

Miles: 1030

# Of Stops: 63

Nutrition: for 1: 9

Food Shopping: 29

# of Meals on Wheels: 10

Medical Appointments: 40

Other Appointments: 24

People Using Services: 29

Cancels: 6

Denials: 0

Units: 178

Hours: 76.5

For the month of April there were 64.04 tons of garbage collected while in May there was 103.87 tons. (There were 5 collections in May.) That also included 81 bulk items picked up during the two months. We have received our annual recycling grant totaling \$3,736.03. Total income year to date is \$160,073.88 and total expenses year to date are \$92,245.65.

**OLD BUSINESS**

None presented.

**NEW BUSINESS**

Social Affair Permit – St. Cesario Feast

A Motion to approve the permit was made by Councilman Nametko and seconded by Councilman Eddy.

Roll Call: 5 Yes

**PRIVILEGE OF THE FLOOR TO THE COUNCIL**

The Council President had a comment about a flyer that was sent to all residents. He stated he is concerned about several comments that were made in the flyer. It was stated the borough does not maintain the fire house or technology. He stated the borough has spent thousands of dollars on the firehouse. He stated the firemen deserve what they have. He spoke with a senior fireman about this flyer. He is concerned that the letter was not accurate. He is disappointed and doesn't understand this.

**MAYOR'S COMMENTS**



The Mayor had no comments at this time.

**RESOLUTIONS Voted by Block**

**1. Resolution 2025-57-** To Renew Liquor Licenses for 2024-2025

A Motion was made by Councilman Eddy and seconded by Councilman Laureys to approve this resolution.

Roll Call: 5 Yes

**2. Resolution 2025-58-** To Renew Liquor License for TJLQ, LLC T/A Stoll Street Tavern

A Motion was made by Councilman Eddy and seconded by Councilman Laureys to approve this resolution.

Roll Call: 5 Yes

**3. Resolution 2025-59-** To Renew Liquor License for Netcong Liquors, LLC

A Motion was made by Councilman Eddy and seconded by Councilman Laureys to approve this resolution.

Roll Call: 5 Yes

**4. Resolution 2025-60-** Authorizing a Public Display of Fireworks by the St. Cesario Society at Arbolino Park

A Motion was made by Councilman Eddy and seconded by Councilman Laureys to approve this resolution.

Roll Call: 5 Yes

**5. Resolution 2025-61-** Authorizing the Settlement of Netcong Borough Various Tax Appeal Litigation Matters

A Motion was made by Councilman Eddy and seconded by Councilman Laureys to approve this resolution.

Roll Call: 5 Yes

**6. Resolution 2025- 62-** Resolution Creating and Implementing a Long-Range Plan to Address Drainage Issues

A Motion was made by Councilman Eddy and seconded by Councilman Laureys to approve this resolution.

Roll Call: 5 Yes

**7. Resolution 2025-63-** A Resolution of The Borough of Netcong, County of Morris, State Of New Jersey, Authorizing the Execution of a Trail Easement

Agreement with Verizon New Jersey Inc. Pertaining to Block 16.01, Lot 2 In the Borough of Netcong

A Motion was made by Councilman Eddy and seconded by Councilman Laureys to approve this resolution.

Roll Call: 5 Yes

**8. Resolution 2025-64-**To Appoint Andrew Sevensky as Probationary Patrolman for Netcong Borough Police Department

A Motion was made by Councilman Eddy and seconded by Councilman Laureys to approve this resolution.

Roll Call: 5 Yes

**9. Resolution 2025-65-** A Resolution Authorizing the Award of a Contract to Ranco Mechanical, LLC For the Firehouse No. 1 Restroom Renovation Project in The Borough of Netcong, Morris County, New Jersey

A Motion was made by Councilman Eddy and seconded by Councilman Laureys to approve this resolution.

Roll Call: 5 Yes

### **ORDINANCE INTRODUCTIONS**

None presented.

### **REPORTS**

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

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**

Mr. Wayne Anthony, 24 Dell Ave., stated now that there are no dogs in the park larger signs will be needed. He said there are always dogs in the park.

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

Roll Call: 5 Yes

**CLOSED SESSION**

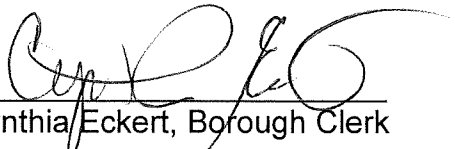
There was no closed session this evening.

**ADJOURNMENT**

A Motion to Adjourn the Meeting was made by Councilman Sylvester and seconded by Councilman Eddy at 8:46 PM

Roll Call: 5 Yes

Respectfully Submitted,

  
Cynthia Eckert, Borough Clerk

**A RESOLUTION AUTHORIZING THE ADOPTION OF THE 2025 BUDGET OF  
THE NETCONG COMMUNITY PARTNERSHIP SPECIAL IMPROVEMENT  
DISTRICT.**

**WHEREAS**, on May 8, 2025 the Borough Council of the Borough of Netcong adopted Resolution 2025-51 approving the introduction of the Netcong Community Partnership Special Improvement District Budget for the calendar year 2025 and establishing a public hearing date for the consideration of same on June 12, 2025; and

**WHEREAS**, subsequent to the approval of the budget, it was advertised and at least one week prior to the date of hearing, a copy of same was posted on the bulletin board where public notices are customarily posted in the Borough Hall and was further made available to each person requesting same during that week and during the public hearing; and

**WHEREAS**, a public hearing has been held at which time all persons having an interest therein were given an opportunity to be heard; and

**WHEREAS**, the Netcong Community Partnership Special Improvement District Budget is in the total amount of \$54,614.43 of which \$30,316.77 shall be raised by property tax assessments; and

**WHEREAS**, after careful consideration of all of the relevant material it is the desire of the Borough Council to adopt the 2025 Special Improvement District Budget, as advertised.

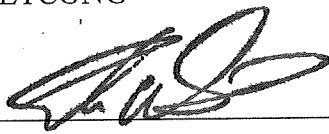
**NOW, THEREFORE, BE IT RESOLVED**, by the Borough Council of the Borough of Netcong, in the County of Morris and State of New Jersey that the 2025 Budget of the Netcong Community Partnership Special Improvement District, as previously introduced and advertised, is hereby adopted.

**BE IT FURTHER RESOLVED**, that the Borough Clerk is hereby authorized and directed to forward a certified copy of this resolution to the Board of Directors of the Netcong Community Partnership and to the Tax Assessor and Tax Collector of the Borough of Netcong.

This Resolution shall take effect immediately.

BOROUGH OF NETCONG

By:

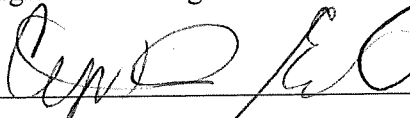


Elmer Still, Mayor

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 June 12, 2025.



Cynthia Eckert, Clerk

Revenues	2024 Budget	2024 Actuals	2025 Budget
<b>Income</b>			
Assessments	27,000.00	30,476.39	31,000.00
Netcong Borough Contribution	6,000.00	6,000.00	6,000.00
Community Farmer's Market	0	175.00	0
Grants	3,000	0	0
Miscellaneous Income	0	1,000.00	0
Fund Balance			17,614.43
<b>Total Income</b>	<b>41,000.00</b>	<b>37,651.39</b>	<b>54,614.43</b>
<b>Expenditures</b>			
<b>Visual Improvements</b>			
Beautification (Planters/pots)	2,500.00	3,734.08 (1)	2,500.00
Holiday	3,000.00	0	6,000.00
Signage (Street Flags)	1,000.00	0	5,000.00
	<b>6,500.00</b>	<b>3,734.08</b>	<b>13,500.00</b>
<b>Business Attraction/Promotion</b>			
Sign Grants	1,000.00	0	1,000.00
Marketing/Promotion	5,000.00	878.34	5,000.00
Events	3,000.00	1,100.00	10,000.00
Community Farmer's Market		500.00	
Special Initiative: Netcong Fire Department	3,000.00	1,000.00	
	<b>12,000.00</b>	<b>3,478.34</b>	<b>16,000.00</b>
<b>Administration</b>			
Annual Meeting	100.00	105.18	100.00
Insurance	2,600.00	2,768.90	3,500.00
Supplies	250.00	0	250.00
Web Hosting	125.00	70.00	125.00
Dues/Membership Fees	0	30.50	50.00
Attorney/Consultant Fees	1,500.00	0	1,500.00
Accountant Fees	2,500.00	3,950.00 (2)	2,500.00
Website Design	3,000.00	1,100.00	3,000.00
Administrator Stipend	6,000.00	4,800.00	6,000.00
	<b>16,075.00</b>	<b>12,824.56</b>	<b>17,025.00</b>
<b>Total Expenditures</b>	<b>34,575.00</b>	<b>20,036.98</b>	<b>46,525.00</b>
	<b>6,425.00</b>	<b>17,614.43</b>	<b>8,089.43</b>
(1): Represents two years cost/2023 and 2024			
(2): Represents two years cost/2022 and 2023			

**Ordinance No. 2025-7**

**AN ORDINANCE AMENDING CHAPTER 217, "PARKS"; CHAPTER 228, RENTAL PROPERTY"; AND CHAPTER 169, "FOOD AND BEVERAGE VENDORS LICENSING", OF THE CODE OF THE BOROUGH OF NETCONG**

**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", Subsection 219-9 (H) and Section 219-10 shall be amended to read as follows:

**§ 217-9. Acts prohibited.**

No person in any park or recreation area shall:

H. Allow any dog to run at large in the parks. Any dog found in any such park shall be deemed to be running at large unless the owner of the dog carries him or leads him by a strap or rope not exceeding six feet in length. All dogs are prohibited from entering any ballfield, sports court, playground area or other active recreational area, with the exception of trails and pathways that run through a park.

**§ 217-10. Hours of operation.**

The Borough's parks shall be open daily to the public from 8:00 a.m. to sunset. No person other than Borough personnel conducting Borough business therein shall occupy or be present in the park during any hours in which the park is not open to the public. 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 Chapter.

**SECTION 2.** Chapter 228 of the Code of the Borough of Netcong, "Rental Property", Subsection 228-3 (A) and Section 229-7 shall be amended to read as follows:

**§ 228-3. Annual Registration required; terms.**

A. Each rental unit shall be registered annually. The registration term shall commence on January 1 of each year and end on December 31. No rental unit shall hereafter be rented unless the rental unit is registered in accordance with this chapter.

**§ 228-7. Fees.**

A. At the time of filing the rental registration form the owner or agent of the owner must pay a fee in the amount of \$35 per rental unit.

B. The above fee includes the cost of one inspection. Additional inspections, whether due to a change of tenants, noncompliance, or inability to gain access for a scheduled reinspection, will require the payment of a fee of \$35 per reinspection visit. The cost for all inspections shall be paid in full no less than 24 hours prior to the scheduled reinspection.

C. If any fee is not paid within 30 days of its due date, an additional late fee of \$25.00 per month for each month late shall be charged.

**SECTION 3.** Chapter 169 of the Code of the Borough of Netcong, "Food and Beverage Venders, Licensing", Section 169-8 "License Fees; Suspension or Revocation of License" shall be amended to read, in its entirety, as follows:

**§ 169-8. License fees; suspension or revocation of license.**

A. Each license shall be issued annually. The term shall commence on January 1 of each year and end on December 31. The annual fee shall be \$200 for each wagon, automobile or other vehicle of any kind in which the products are carried or from which they are sold. For each salesman, in addition to the above license fees, a fee of \$20 shall be imposed, except that a license for one salesman shall be issued without charge with the license for each wagon, automobile or vehicle of any kind in which such products are carried or sold.

B. The license above provided for may be revoked by the Borough of Netcong for the violation of any of the provisions of this article, upon notice and hearing; provided, however, that a license may be suspended for a period not exceeding two weeks without the requirement of a hearing. Should any license be revoked, no part of the license fee shall be returned.

**SECTION 4.** This Ordinance may be renumbered for codification purposes.

**SECTION 5.** 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 6.** 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 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 8th day of May, 2025, 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 12th day of June, 2025, 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.

INTRODUCED: 5/8/25

ADOPTED: 6/12/25

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

**ATTEST:**

  
Cynthia Eckert, Borough Clerk

By:   
Elmer Still, Mayor

**BE IT RESOLVED**, that the following liquor licenses be renewed from July 1, 2025 to June 30, 2026. All applicants have complied with the requirements.

**PLENARY RETAIL CONSUMPTION**

<b><u>LICENSES</u></b>	<b><u>TRADE NAME</u></b>	<b><u>ADDRESS</u></b>
Ron-Chas, Inc. Lic. # 1428-33-005-004	Ron's Landmark	85 Main Street
Arceo Bros. Inc. .Lic. # 1428-33-015-005	Don Jose Mexican Restaurant	124 Ledgewood Ave
Pelligrino Polo Lic. # 1428-33-007-008	Polo's Bar and Grill, LLC	140 Ledgewood Ave.
Sabor Latino Guatemalan Restaurant, LLC Lic. # 1428-33-002-010		136 Route 46 West

**PLENARY RETAIL DISTRIBUTION**

DIYA Enterprises Inc. Lic. # 1428-44-006-006	Village Place	31-33 Allen Street
Ronetco Supermarkets Inc. Lic. # 1428-44-010-004	Netcong Shop Rite Shop Rite of Netcong Inc.	75 US Highway 46
Netcong Liquors, LLC Lic. # 1428-44-008-006	Quick Stop	70 Main Street

**CLUBS**

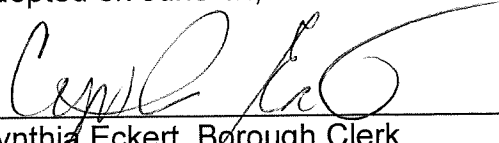
Netcong Sports Club, Inc. Lic. #1428-31-013-001	Netcong Sports Club	5 Railroad Avenue
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Elmer Still, Mayor

### CERTIFICATION

I, Cynthia Eckert, Clerk of the Borough of Netcong, do hereby certify the above to be a true copy of a resolution which was adopted on June 12, 2025.

  
Cynthia Eckert, Borough Clerk

**A RESOLUTION GRANTING RENEWAL OF LIQUOR LICENSE  
NO. 1428-33-009-007 FOR TJLQ, LLC AND DIRECTING THE BOROUGH  
CLERK TO ISSUE SAME**

**WHEREAS**, TJLQ, LLC is the owner and operator of a tavern located at 100 Stoll Street in the Borough of Netcong and trading as Stoll Street Tavern; and

**WHEREAS**, TJLQ, LLC has applied for the renewal of its plenary retail consumption license 1428-33-009-007; and

**WHEREAS**, the above-referenced establishment is a prior non-conforming use located in a residential zone in the Borough; and

**WHEREAS**, in prior years the Borough has received numerous complaints concerning the operation of the tavern, including, but not limited to, excessive noise, consumption of alcoholic beverages outside of the premises and disorderly conduct; and

**WHEREAS**, effective July 1, 1999, the Borough imposed several conditions upon the renewal of the plenary retail consumption license for the above-referenced establishment in order to address citizen complaints pertaining to the establishment; and

**WHEREAS**, the Chief of Police has advised the Council that since the conditions were imposed, a sharp decline in complaints and violations has resulted.

**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 hereby renews the plenary retail consumption license for TJLQ, LLC, trading as Stoll Street Tavern, located at 100 Stoll Street in the Borough of Netcong, from July 1, 2025 through June 30, 2026, subject to the following conditions which shall remain part of the license:

- a. The front door and windows of the tavern shall remain closed at all times;
- b. Live entertainment shall be prohibited on the premises. Live entertainment shall not include a "D.J.", a "one person" acoustic (non-electric) act or interactive customer participation games (i.e. Trivia night). All entertainment must conclude at 9 PM.
- c. All smoking shall be done in the rear of the establishment;
- d. The license holder shall provide security such as a security guard during the evening hours; and
- e. The license holder shall adhere to all Borough and ABC regulations.

2. This resolution shall take effect immediately.

**BOROUGH OF NETCONG**

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

Elmer Still, Mayor

Dated: 6/13/25

## 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 June 13, 2025.

  
Cynthia Eckert, Borough Clerk

**A RESOLUTION GRANTING RENEWAL OF LIQUOR LICENSE  
NO. 1428-44-008-006 NETCONG LIQUORS, LLC  
AND DIRECTING THE BOROUGH CLERK TO ISSUE SAME**

**WHEREAS**, Netcong Liquors, LLC is the owner and operator of a convenience store located at 70 Main Street, in the Borough of Netcong; and

**WHEREAS**, Netcong Liquors, LLC has applied for the renewal of its plenary retail distribution license, #1428-44-008-006; and

**WHEREAS**, the Borough is concerned about the sale of alcoholic beverages to persons under the legal drinking age; and

**WHEREAS**, the Borough Council is of the opinion that conditions shall be imposed on the license to deter the possible sale of alcoholic beverages to minors at the above establishment.

**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 hereby renews the plenary retail distribution license #1428-44-008-006 in the name of Netcong Liquors, LLC located at 70 Main Street, in the Borough of Netcong from July 1, 2025 to June 30, 2026, subject to the following conditions which shall remain part of the license:

a. The license holder is precluded from the sale of any alcoholic beverages between the hours of 10:00 p.m. and 9:00 a.m. In the event, after a hearing on the charges, the license holder violates this condition of

approval, the license shall be suspended for 10 days for the first offense and 20 days for a second offense.

- b. For sales of alcoholic beverages to anyone who may appear 24 years or younger, the license holder shall use its best efforts to request the purchaser to sign a statement verifying they are at least 21 years old. A sample copy of the representation and statement is attached.
2. This resolution shall take effect immediately.

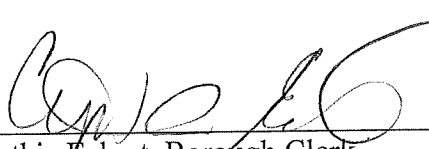
### **BOROUGH OF NETCONG**

By:   
Elmer Still, Mayor

Dated: 6/13/25

### **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 June 12, 2025.

  
Cynthia Eckert, Borough Clerk



I understand that misrepresentation of age to induce the sale, service or delivery of alcoholic beverages to me is cause for my arrest, prosecution and punishment which can result in:

- Knowing the possible penalties for misstatement, I hereby  
represent and state for the purpose of inducing

(Address of Licensed Premises)

born \_\_\_\_\_ (Month) \_\_\_\_\_ (Day) \_\_\_\_\_ (Year)

Date \_\_\_\_\_ Signed \_\_\_\_\_

Address \_\_\_\_\_

**OTHER IDENTIFICATION PRESENTED:**

◆ Non-Photo Driver's License - *Number and State*

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◆ Photo Driver's License - *Number and State*

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◆ County Photo ID - *Number and County*

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◆ Credit Card - *Company and Number*

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◆ Draft Registration - *Number and Date*

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◆ Other - *Specify*

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**Signature of person who witnessed completion of  
this statement by patron.**

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(Signature)

**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 19, 2025 (rain dated July 26, 2025) 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 19, 2025 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 26, 2025, 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**

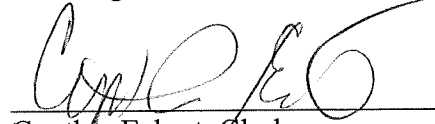
By: 

Elmer Stahl, Mayor

Dated: 6/13/25

## 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 June 12, 2025.

  
Cynthia Eckert, Clerk

**RESOLUTION AUTHORIZING SETTLEMENT OF A NETCONG BOROUGH  
VARIOUS TAX APPEAL LITIGATION MATTERS**

**WHEREAS**, an appeal of the 2015 real property tax assessments has been filed in the Tax Court of New Jersey; and

**WHEREAS**, settlement of this appeal is in the best interest of the Borough.

**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. Settlement of the tax appeals filed with the Tax Court of New Jersey challenging the assessed valuation of the following matters is hereby authorized as follows:

CASE	BLOCK/ LOT/ ADDRESS	DOCKET NO.	ORIGINAL ASSESSMENT	PROPOSED ASSESSMENT	REFUND
BURD	B 14, L 8.02 27 Dell Avenue	011059-2015	\$284,700	\$255,000	\$1,500.44
GONZALEZ	B 11, L 12 23 Ledgewood Avenue	011070-2015	\$277,100	\$264,000	\$661.81
VILET	B 15, L 4 12 Ledgewood Avenue	011060-2015	\$284,500	\$262,000	\$1,136.70
P&R Maisano	B 27, L 15 42 Ledgewood Avenue	011073-2015	\$211,100	\$207,000	\$207.13
P&R Maisano	B 27, L 17 46 Ledgewood Avenue	011071-2015	\$241,700	\$235,100	\$333.43
TOTAL REFUND					\$3,839.51

3. All municipal officials are hereby authorized to take whatever actions may be necessary, including the refunding of taxes, to implement the terms of this Resolution.

4. This Resolution shall take effect immediately.

BOROUGH OF NETCONG

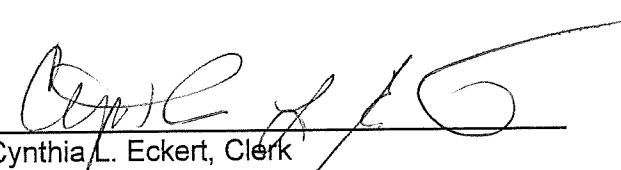
BY:   
Elmer Still, Mayor

Dated: 6/13/25

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 June 12, 2025.

Dated: 6/13/25

  
Cynthia L. Eckert, Clerk

**RESOLUTION 2025-62**

**A RESOLUTION CREATING AND IMPLEMENTING A LONG-RANGE PLAN  
TO ADDRESS DRAINAGE ISSUES**

**WHEREAS**, The Governing Body declares that it is in the best interests of the community to address drainage problems in a comprehensive and orderly fashion that aligns with N.J.S.A 59:1.1, et seq., and

**WHEREAS**, New Jersey Statute Section 59:1-1, et seq., provides limitations on liability for public entities for conditions of public property where the public entity exercises appropriate discretion in the allocation of funds of public improvements. The limitation of liability is commonly known as "scarce resource immunity," and

**WHEREAS**, The Legislature in NJSA 59: 1-2 quoted Chief Justice Joseph Weintraub by declaring that:

"The Legislature recognizes the inherently unfair and inequitable results which occur in the strict application of traditional doctrine of sovereign immunity. On the other hand, the Legislature recognizes that while a private entrepreneur may readily be held liable for negligence within the chosen ambit of his activity, the area within which government has the power to act for the public good is almost without limit and therefore government should not have the duty to do everything that might be done.

**WHEREAS**, NJSA 59:2-3 (c) provides:

"A public entity is not liable for the exercise of discretion in determining whether to seek or whether to provide the resources necessary for the purchase of equipment, the construction or maintenance of facilities, the hiring of personnel, and in general, the provision of adequate services;"

**WHEREAS**, NJSA 59:2-3 (d) provides:

"A public entity is not liable for the exercise of discretion when, in the fact of competing demands, it determines whether or not to utilize or apply existing resources, including those allocated for equipment, facilities and personnel unless a court concludes that the determination of the public entity was palpably unreasonable;" and


**WHEREAS**, this resolution is narrowly limited to outlining the application of scarce resources for the purpose of addressing the overall health, safety, and welfare of the general community; and

**WHEREAS**, The Governing Body hereby determines that the appropriate way to continue to address this wide-ranging community wide issue is as follows.

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

1. The Municipal Administrator, shall direct the Engineer to prepare a Watershed Assessment by developing an electronic infrastructure map that delineates the location of the stormwater features that are owned or operated by the municipality including easements and features owned by others in the community.
2. The Municipal Administrator, shall direct that the Engineer to prepare a Watershed Improvement Plan Report including:
  - a. A summary of proposed flood prevention improvement projects, both public and private.
  - b. The proposed implementation schedule.
  - c. Costs, broken down by project and year.
  - d. Funding opportunities.
3. Each year, as part of the annual budget process, the Municipal Administrator, may include in the long-term capital plan sufficient funds to implement this Watershed Improvement Plan over a reasonable period considering other demands on municipal scarce resources.
4. Each year, as part of the annual budget process, the Administrator, may include current year operating budget and capital budget sufficient funds to implement this Watershed Improvement Plan over a reasonable period considering other demands on municipal scarce resources.
5. Each year, if limited resources require allocation as part of the annual process, the Administrator, may identify the work that can be completed and the work that cannot be completed or addressed.
6. Failure to appropriate funds or failure to spend an appropriation shall be deemed as exercise of governmental discretion in the face of competing demands.
7. Every two years, the Municipal Administrator, may direct that the Engineer to update the Watershed Assessment and the Watershed Improvement Plan as appropriate.

**BOROUGH OF NETCONG**

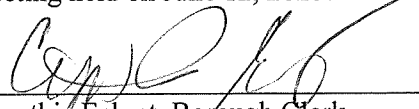
  
Elmer Still, Mayor

Dated: 6/13/25



## 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 June 12, 2025.

  
Cynthia Eckert, Borough Clerk

**A RESOLUTION OF THE BOROUGH OF NETCONG, COUNTY OF MORRIS, STATE OF NEW JERSEY, AUTHORIZING THE EXECUTION OF A TRAIL EASEMENT AGREEMENT WITH VERIZON NEW JERSEY INC. PERTAINING TO BLOCK 16.01, LOT 2 IN THE BOROUGH OF NETCONG**

**WHEREAS**, Verizon New Jersey Inc., as owner of Block 16.01, Lot 2, has agreed to provide a trail easement to the Borough of Netcong to facilitate the creation of a recreational trail; and

**WHEREAS**, the terms and conditions of the easement are set forth in a Trail Easement Agreement (hereinafter "Easement") attached hereto; and


**WHEREAS**, the form of the Easement has been approved by the Borough Attorney and Borough Engineer and accepted by Verizon New Jersey Inc.

**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 Council hereby accepts the Trail Easement Agreement from Verizon New Jersey, Inc. and authorizes the Mayor and Clerk to execute the Trail Easement Agreement in the form attached hereto. The Borough Clerk is authorized and directed to provide the original Easement to the Borough Attorney for recording in the Office of the Morris County Clerk.

This Resolution shall take effect immediately.

BOROUGH OF NETCONG

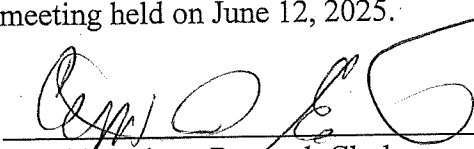
By:

  
Elmer Still, Mayor

Dated: 6/13/25

**CERTIFICATION**

I, Cindy 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 June 12, 2025.

  
Cynthia Eckert, Borough Clerk

**Resolution #2025-64**

**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 appointment is hereby made:

1. Andrew Sevensky as Probationary Patrolman of the Netcong Police Department, effective June 12, 2025, pending appropriate background investigation.
2. Patrolman Sevensky shall be paid a salary of \$51,069.00.
3. This resolution shall take effect immediately.

**BOROUGH OF NETCONG**

By: 

Elmer Still, Mayor

Dated: 6/13/25

**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 June 12, 2025.

  
Cynthia Eckert, Borough Clerk

**A RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT TO RANCO MECHANICAL, LLC FOR THE FIREHOUSE No. 1 RESTROOM RENOVATION PROJECT IN THE BOROUGH OF NETCONG, MORRIS COUNTY, NEW JERSEY**

**WHEREAS**, the Borough of Netcong solicited bids for the renovation of the restrooms at Firehouse No. 1 in the Borough; and

**WHEREAS**, the Borough Clerk, on May 29, 2025, received four (4) bids for the above-referenced project; and

**WHEREAS**, Ranco Mechanical, LLC submitted the lowest responsible and responsive bid pursuant to the Borough's specifications for the above-referenced contract; and

**WHEREAS**, the Borough Engineer and Borough Attorney have reviewed the bids and have found that the bid submitted by Ranco Mechanical, LLC is in proper form and may be awarded by the Borough Council; and

**WHEREAS**, the Borough Council wishes to award the contract to Ranco Mechanical, LLC in accordance with its lump sum bid in the amount of \$155,000.00; and

**WHEREAS**, the Chief Financial Officer of the Borough of Netcong 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 the Firehouse No. 1 Restroom Renovation Project is hereby awarded to Ranco Mechanical, LLC 2 Melba Drive, Newton, New Jersey, 07860 in accordance with its lump sum bid in the amount of \$155,000.00.

2. The Mayor and Borough Clerk are hereby authorized and directed to execute a contract with Ranco Mechanical, LLC in accordance with its bid proposal in the amount of \$155,000.00.

3. This Resolution shall take effect immediately.

BOROUGH OF NETCONG

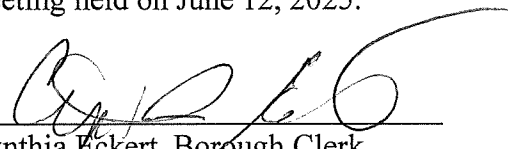
By:

  
Elmer Still, Mayor

Dated: 6/13/25

CERTIFICATION

I, Cindy 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 June 12, 2025.

  
Cynthia Eckert, Borough Clerk