

**BOROUGH OF NETCONG
MAYOR AND COUNCIL MEETING
AUGUST 14, 2025**

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

PROCLAMATION

Russ VanHouten:

The mayor presented the proclamation to Mr. VanHouten and mentioned that Mr. Bucco would have some words for him later in the meeting. Mr. VanHouten expressed thanks to the Mayor and Council.

Mr. Blakeslee stood and gave a few words commending Russ for his calm leadership and explaining how Russ took this department to a new level. He had deep appreciation for the work that Russ and the department did in such a short amount of time bringing the department to where it should be.

PROCLAMATION

COMMENDING RUSSELL VANHOUTEN UPON THE OCCASION OF HIS RETIREMENT

Whereas, Russ VanHouten has served the Borough of Netcong Since his appointment as a patrolman for the Netcong Borough Police Dept. in January of 1999; and

Whereas, Russ was promoted to Sergeant in May of 2003; and

Whereas, Russ was on loan to the Morris County Prosecutors Office Narcotics Task Force from January of 2009 to June of 2011. During this time, he was involved in several high-profile narcotics cases that resulted in several arrests; and

Whereas, Russ became acting Chief in June of 2021 and promoted to Chief in January of 2022; and

Whereas, Russ has decided, after a long career in law enforcement, to formally retire; and

Whereas, in addition to being a dedicated public servant, Russ is a devoted husband to Jess, his wife and father to Russell, Matt and Jenna. As demonstrated by the fact that no matter how busy he was, he attended many sporting events and activities the kids were involved in; and

Whereas, in his spare time Russ enjoys boating on Lake Hopatcong along with spending time with his family; and

Whereas, Russ will be remembered as a calm, professional public servant who is now ready for the next chapter in his life which will include more boating and family time.

Now Therefore Be It Resolved, by the Mayor and Borough Council of the Borough of Netcong in the County of Morris and State of New Jersey that the Borough hereby offers its warmest thanks to Russ for his years of service and dedication and extends its very best wishes for continued success and happiness.

APPROVAL OF MINUTES

None presented.

PUBLIC PORTION OF MEETING

Seeing no one stepping forward, a Motion to Close the Meeting to the Public was made by Councilman Hathaway and seconded by Councilman Morton.

Roll Call: 6 Yes

ORDINANCE ADOPTIONS

None presented.

CORRESPONDENCE

None presented

BOROUGH ADMINISTRATOR REPORT

Councilman Hathaway had a question about the trail grant and Verizon's involvement. He wanted to be sure this will not hold the grant back. He also asked about the pending ordinance. The borough attorney had advised we need to have a letter from the state to approve this. Councilman Sylvester stated we will ask for our attorney's help in this situation. There was brief discussion among the Council on this subject.

Mr. Blakeslee apologized for the mistakes in his report. He continued by stating that we have been notified that the borough has been awarded \$206,000 dollars for the Bank Street project that will take place in 2026. There may be water related work there as well. We have indication that the Main St. application for paving will be approved but there is nothing official yet. The DOT sidewalk grant will not be announced until November. Highlands has agreed to fund several studies we need. \$59,000 for I&I study. Mr. Blakeslee gave details on this subject. Councilman Hathaway had several comments as well. Councilman Laureys asked about the Bank St. grant. He asked if water work will push back the paving on that street. Mr. Blakeslee gave an explanation on the timeline for this project. Councilman Nametko had a question about the Main Street project done in the beginning of 2000. He wanted to know if the water lines were replaced then. The mayor stated no. Councilman Sylvester asked about money received for the PFAS. He wants to put it in a separate account. Mr. Bucco stated the borough has to set this money aside to mitigate the issues caused by the PFAS in the water supply. He explained the money will come in increments. Mr. Blakeslee stated he spoke with a representative in the firm.

Rental Registration Report 8/6/25

July 2025 Report

- 26 rental inspections completed during the month. (7 of which failed)
- 3 COH resale inspections completed

- Court cases are on-going. Next court session 8/12/2025. Most plead guilty with a fine, one landlord plead not guilty & going to trial.

Year-to-Date Report

- 466 rental units issued (260 of these are apartment complex units issued)
- 523 rental units in-progress* (460 of these are Netcong Heights and they have their inspections in the fall)
- 9 units not responded yet (0 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.

For the record, Mr. Bucco arrived at 7:42PM

Mr. Bucco stepped forward to present Mr. VanHouten with a resolution from the senate. He gave a few words in recognition for all of Russ's hard work. He stated he has left a mark in Netcong as well as the county Chief's Association. He presented the Chief with the resolution. Mr. Van Houten thanked Mr. Bucco.

COMMITTEE REPORTS

Finance & Insurance: J. Nametko J. Sylvester

Councilman Nametko read his report. We are in a solid financial position.

For the month of July 2025, the Borough had a total income of \$827,751.15 as compared to \$1,718,015.84 in 2024.

For the month of July 2025:

Miscellaneous Revenue Not Anticipated (MRNA):

In 2025 the Borough received \$17,796.38 compared to \$7,126.98 in 2024.

Other Licenses/Borough Clerks Fees:

The Borough received \$36,505.05 in 2025 compared to \$27,258.01 in 2024.

State Aid:

We received \$9,477.00 both in 2025 and 2024.

Grants in Aid:

We received \$2,678.46 in 2025 and \$600.00 in 2024 for Grants in Aid.

Taxes Collected:

The Borough collected \$697,278.52 in 2025 compared to \$1,602,552.30 in 2024.

This is due to the timing of payments received by the mortgage companies

Water and Sewer Utility:

The Borough collected \$34,093.31 in 2025 compared to \$42,578.68 in 2024.

Solid Waste Utility:

The Borough collected \$29,922.43 in 2025 compared to \$28,422.87 in 2024.

Total Current Fund Year to Date:

The total Current Fund Income Year to date for 2025 is \$7,653, 188.00 as opposed to \$7,797,518.01 in 2024.

Total Water and Sewer Utility to Date:

The total Water and Sewer Utility Income Year to date for 2025 is \$909,274.08 as opposed to \$869,470.16 collected in 2024.

Total Solid Waste Utility to Date:

The Solid Waste Utility Income Year to date for 2025 is \$200,273.19 as opposed to \$176,210.91 collected in 2024.

Total of all Funds to Date:

Total collected from all funds Year to date is \$8,762,735.27 in 2025 compared to \$8,843, 199.08 in 2024.

Mr. Bucco said there should be an announcement tomorrow from the governor's office on the health benefits

Economic Development: R. Hathaway J. Nametko

- Councilman Hathaway noted that Main St. is nearing completion. The pavers will be started shortly. We will just be waiting for the light poles. They may arrive in 4 weeks. Councilman Hathaway asked about a sign being erected showing the picture of the Rock-Solid project on their property. Mr. Blakeslee said it is in the works.
- The Patamia project is progressing. Concrete is being poured.
- The Dellamo project is also progressing. Steel is on the ground
- There is no update on the Shop Rite project. There was a brief discussion on this. Councilman Sylvester asked if we could put pressure on them. Mr. Bucco stated if they don't start in time, they will have to start over.
- St. Michael's project will have an October start.

Mr. Blakeslee mentioned the owner of the bank building is beginning to work on the coffee shop. The two upstairs apartments are complete. We would like to do a ribbon opening.

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

Councilman Sylvester said Mr. Coppolella has taken the helm in the police department. We will need to fill a slot with a new officer in January 2026. The new firetruck should be in New Jersey sometime next week. He found a national site for dispensing emergency equipment. He would like to try this route to sell the old vehicle. They will need the DPW to store the old vehicle. Councilman Hathaway asked if there would be a wet down. Councilman Sylvester stated they will have an open house instead.

Police Report

Motor Vehicle Check or Stop 183

Radar Detail 70

Check Property 227

Check Schools 21
Administrative 84
Total Calls 873

Ambulance Corps

Total Calls 42
Total Patients 29
Total Hospital Trips 20
Miles Travelled 526
Total Hours 231 hours 03 minutes

Fire Department

Calls: 14

- Residential Structure Fires: 1
- Mutual Aid: 6
- RIC Assignments: 2
- Commercial Fire Alarms: 2
- CO Alarms: 2
- Elevator Emergency: 1

Total Members: 21
Time Volunteered: 59.79
Drills: 4

- . Total Members: 27
- . Time Volunteered: 104

Administrative Details: 7

- . Total Members: 40
- . Time Volunteered: 305.5

Monthly Total:

- . 40 Members
- Time Volunteered: 469 Hours and 17 Minutes

Fire Prevention

Total Inspections 13
Total Violations 17
Permits 1
Administrative 5
Bureau Monthly Hours: 28 Hours
Additional Monthly Notes: With the Assistance of Roxbury Township Fire
The Prevention Bureau investigated the Origin and Cause of one fire. Inspected food vendors at the Feast of St Cesario.

Dept. of Public
Works & Utilities:

M. Eddy

R. Hathaway

Councilman Nametko had a comment on traffic speeding by Jenny Lind St. up the one way on Bank St. He wants to know if there should be a sign saying there is no left turn. Mr. Blakeslee will address that.

Road Department:

2 guys 64-man hours picking up grass, 2 guys 32-man hours picking up hedge trimming,

Did town wide pothole repair, did brake job on police vehicle weeded gazebo and welcome to Netcong signs, Unclogged and removed debris from pipes on Tony Tank property, property cleanup for chief walk out, clean off and inspect storm basins

Water Department:

Fixed service line leak at 56 Allen St., installed new service line from water main to curb stop on Allen St. did various mark outs,

Sewer Department:

did preventive main cleaning in problem locations, added FPA in opening manholes for Amendola project plans

Buildings and Grounds:

mowed all town properties weekly

Parks and Recreations:

picked up and returned light towers from county for feast, moved barricades and message boards for fest, loaded trailer with cones and plastic barricades for feast, installed new park rule signs

Recycling:

picked up town recycling weekly from parks

Other:

DPW attended safety training classes

Recreation:

T. Morton

T. Laureys

- Councilman Morton stated that the National night out was a huge success. He thanked Mr. and Mrs. Anthony for running the event. He also thanked DPW, Police, the County, Air One that made the night special.
- The last two concerts in the park will be on the next two Fridays. He thanked the NCP for their partnership.
- S'mores night in the park: He thanked the American Legion for donating fire pits. He thanked the Sports Club for the food donation.
- Working on the Lantern Festival needs one more approval to hold the event. There will be a DJ.
- Netcong Day is set for Sept. 14th. Free admission, there will be live music, vendors and food trucks.

Public Services:
(Human Services
Recycling & Solid
Waste Disposal)

T. Laureys

M. Eddy

Dial A Ride Report for July 2025

Days of Service: 19

Miles: 1047

Of Stops: 67

Nutrition: for 1 : 11

Food Shopping: 33

of Meals on Wheels: 10

Medical Appointments: 45

Other Appointments: 24

People Using Services: 31

Cancels: 6

Denials: 0

Units: 212

Hours: 78.25

For the month of July, 79.38 tons of garbage was collected. That also included 43 bulk items picked up during the month. Total income year to date is \$200,273.19 and total expenses year to date are \$141,985.49

Mr. Blakeslee stated we will be doing a project to collect plastic bags to get a free park bench. He wanted to acknowledge Jen Meehan was the employee who has spearheaded this project.

OLD BUSINESS

None presented.

NEW BUSINESS

1. Appointment of Jesse M. Harding Firefighter for Fire Co. No.2
2. Appointment of Gary P. Beaugrand Firefighter for Fire Co. No.2
3. Appointment of Jason C. Gliatta Firefighter for Fire Co. No.1

A Motion was made to approve the three above mentioned appointments by Councilman Sylvester and seconded by Councilman Morton.

Roll Call: 6 Yes

4. Social Affair Permit – Hilltop Fire Co. #2

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

PRIVILEGE OF THE FLOOR TO THE COUNCIL

The Council President had nothing to report at this time.

Councilman Eddy thanked Mike Theirault who did a great job while Tim was on vacation.

Councilman Sylvester talked about no parking from Allen St. to Dell Ave. He would like to move forward on this. There are trucks parking on the sidewalk. There was discussion among the Council on this issue. It was mentioned an emergency vehicle would not be able to get through during the concert times. Mr. Bucco stated this will require an ordinance. He will need the names of the cross streets and side of the road for this. Mr. Blakeslee will send the information so Mr. Bucco can prepare the ordinance for the next meeting.

Councilman Laureys stated parking is an issue, where can people park? It was stated they can park at the boat launch. There was discussion among the Council on this subject. Councilman Laureys wanted to know if a yellow line could be painted by the fire hydrants so cars will not park there. They should park 25 feet away.

Councilman Sylvester asked about the annex with Roxbury and the state park. Councilman Sylvester asked if Mr. Bucco could facilitate a meeting with the DEP about the state park. There was discussion on this subject.

MAYOR'S COMMENTS

None at this time.

RESOLUTIONS

1. Resolution 2025-79- Redemption Tax Sale Certificate 24-00001- 1 Kings Rd.

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

2. Resolution 2025- 80-Authorizing the Sale of Municipal Surplus Property

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

3. Resolution 2025- 81- Authorizing Renewal of a Class 5 Cannabis Retail License for Bud to Bloom

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

BILLS

A Motion to Pay All Bills When Funds are Available was made by Councilman Nametko and seconded by Councilman Sylvester.
Roll Call: 6 Yes

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

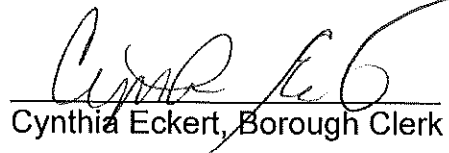
CLOSED SESSION

None presented.

ADJOURNMENT

A Motion to Adjourn the Meeting was made by Councilman Hathaway and seconded by Councilman Sylvester at 8:24PM.
Roll Call: 6 Yes

Respectfully Submitted,


Cynthia Eckert, Borough Clerk

RESOLUTION 2025-79

TO REDEEM TAX SALE CERTIFICATE 24-00001

WHEREAS, the Borough of Netcong held a Municipal Tax Sale on November 20, 2024; and

WHEREAS, Block 4 Lot 13.02, assessed to Pearl Equities was listed on the tax sale in the amount of \$4,832.30 and was sold to Bala Partners, LLC; and

WHEREAS, the title company processing the mortgage on the property wishes to redeem this lien in the amount of \$12,550.61; and

WHEREAS, the bank processing the mortgage for the property has provided payment to the Borough with bank check number 1100560240 in the amount of \$12,550.61 for the redemption of the above-referenced tax sale certificate; and

WHEREAS, the redemption was calculated to August 14, 2025; and

WHEREAS, there was a premium paid in the amount of \$4,800.00, and

WHEREAS, the purchaser at the tax sale is entitled to payment with interest calculated to the date funds are authorized and delivered to them.

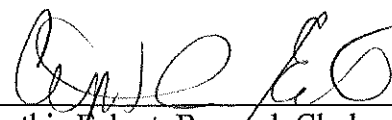
NOW, THEREFORE, BE IT RESOLVED, by the Borough Council of the Borough of Netcong in the County of Morris and State of New Jersey that the Finance Assistant is hereby authorized to disburse \$17,350.61 to the order of Bala Partners, LLC, P.O. Box 303, Pottersville, NJ 07979 in accordance with the redemption of the above-referenced Tax Sale Certificate.

BOROUGH OF NETCONG

By: 
Elmer Still, Mayor

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 August 14, 2025.


Cynthia Eckert, Borough Clerk

**A RESOLUTION AUTHORIZING THE SALE OF
MUNICIPAL SURPLUS PROPERTY**

WHEREAS, the Borough of Netcong is the owner of certain surplus property which is no longer needed for public use; and

WHEREAS, the Borough has determined that the surplus property is no longer needed for public purposes; and

WHEREAS, the sale of said property can be provided by Municibid under State of New Jersey, Contract 19-GNSV1-00696; and

WHEREAS, the Borough wishes to sell said items of surplus property at the Municibid Internet auction site to the highest bidder pursuant to N.J.S.A. 40A:11-36 and the provisions of Local Finance Notice 2008-9.

WHEREAS, the Borough wishes to post an offer to sell said surplus property in an "as is" condition without express or implied warranties.

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 Administrator is hereby authorized and directed to post an offer to sell surplus property on Municibid auction website as follows:

- (1) The sale of the surplus property shall be conducted through Municibid pursuant to State Contract T-2581 in accordance with the terms and conditions of the State Contract.
- (2) The sale will be conducted online, and the address of the auction site is Municibid.com.
- (3) The sale is being conducted pursuant to Local Finance Notice 2008-9.
- (4) The attached schedule of municipal personal property is hereby declared to be surplus and no longer needed for public purposes.
- (5) The surplus property as identified shall be sold in an "as-is" condition with no representation as to the condition or use of said property and no warranty, either express or implied, is made by the Borough in connection with the sale of said property.
- (6) The Borough reserves the right to accept or reject any bid submitted.

This Resolution shall take effect immediately.

BOROUGH OF NETCONG

By:

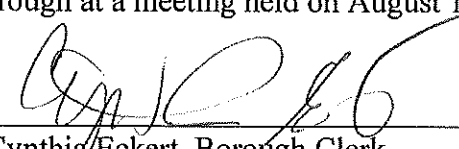

Elmer Stillmayer

Dated:

8/15/25

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 August 14, 2025.


Cynthia Eckert, Borough Clerk

SCHEDULE OF MUNICIPAL PROPERTY NO LONGER NEEDED

Coats

Brand	Size	Length	Date
Globe	52	35	01/04
Fxrepel	35	40	04/87
Globe	44	35	12/06
Globe	46	35	11/03
Globe	54	35	12/06
Globe	48	32	01/14

Pants

Brand	Size	Length	Date
Globe	42	30	11/03
Globe	56	30	12/02
Globe	46	32	12/04

Helmets

Brand
Cairns 660 metro
Cairns 660 metro
Cairns 1044
Cairns 1044

Boots

Brand	Size
Firewalker	10M
Firewalker	10M
Lacrosse	10W
Lacrosse	9M
Lacrosse	10.5M

SCHEDULE OF MUNICIPAL PROPERTY NO LONGER NEEDED

Coats

<u>Brand</u>	<u>Size</u>	<u>Length</u>	<u>Date</u>
Globe	52	35	01/04
Fxrepel	35	40	04/87
Globe	44	35	12/06
Globe	46	35	11/03
Globe	54	35	12/06
Globe	48	32	01/14

Pants

<u>Brand</u>	<u>Size</u>	<u>Length</u>	<u>Date</u>
Globe	42	30	11/03
Globe	56	30	12/02
Globe	46	32	12/04

Helmets

<u>Brand</u>
Cairns 660 metro
Cairns 660 metro
Cairns 1044
Cairns 1044

Boots

<u>Brand</u>	<u>Size</u>
Firewalker	10M
Firewalker	10M
Lacrosse	10W
Lacrosse	9M
Lacrosse	10.5M



RESOLUTION 2025-81

NETCONG BOROUGH

MORRIS COUNTY

RESOLUTION OF THE BOROUGH OF NETCONG IN THE COUNTY OF MORRIS, STATE OF NEW JERSEY, AUTHORIZING RENEWAL 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 renewal of its retail cannabis license, commencing on September 1, 2025 and expiring on September 1, 2026; and

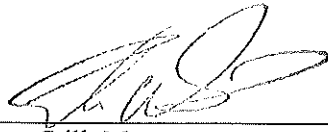
BE IT FUTHER RESOLVED, that the Licensee shall comply with all requirements of Chapter 122, including, and outlined in Resolution 2024-92, adopted on July 11, 2025.

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:

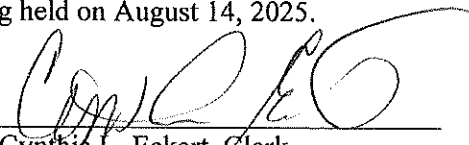

Elmer Still, Mayor

Dated:

8/15/25

CERTIFICATION

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Cynthia L. Eckert, Clerk