

**BOROUGH OF NETCONG
MAYOR AND COUNCIL MEETING
SEPTEMBER 11, 2025**

MINUTES OF THE MEETING OF THE MAYOR AND COUNCIL OF THE BOROUGH OF NETCONG HELD SEPTEMBER 11, 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. He read the following:

Twenty-four years ago today, our lives were changed forever by a horrific act of violence to the American people. Today we remember those we lost and those who gave everything. Last night Charlie Kirk was assassinated for doing what he loved, inviting students to challenge his political and cultural views. His family lost a son, a husband, and a father. Political violence has no place in our society; however, we are seeing it more often than we should. Our hearts are broken, and lives have been shattered. It's time to bring back the America that we all knew and loved, a caring and compassionate society, one who treated each other with respect and dignity. Let's have a moment of silence for Charlie and the victims of 911.

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.

APPROVAL OF MINUTES

1. **Minutes** – None presented

PUBLIC PORTION OF MEETING

Mrs. Bernadette Dalesandro, 30 Barone St., asked about the work to be done on Railroad Ave. Mr. Blakeslee explained this is a drainage problem that needs to be fixed. The mayor stated we are just moving a drain. Mrs. Dalesandro is concerned about the increase of the solid waste. The Council explained the reason for the increase. She would like to know what the amendment is to the Rock-Solid agreement. Mr. Blakeslee stated it is just a name change for the LLC. There are no changes to the details in the agreement. Mrs. Dalesandro also requested an update on the Barone St. project. Mr. Blakeslee stated there are no updates at this time.

Mrs. Michele Franchi Ruocco, 39 Main St., wanted to know what is the official date to put out political signs. The mayor explained there is no timeline for this. Councilman Hathaway gave further info on this. Councilman Sylvester stated his read is 6 weeks for state property. There was further discussion on this issue. Councilman Hathaway stated there is a maintenance schedule for state properties so the signs could be removed at any time. They can be put on private property at any time. She would also like the Council to know Carmines will be hosting a time each Sunday from next Sunday up to election day from 12-2 for the candidates to be there for the public to come meet them and ask questions. (Meet the candidates) She also thought it would be nice to honor seniors in our town (proclamation etc.) Councilman Nametko stated we have honored senior milestones with resolutions and proclamations in the past.

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

Roll Call: 6 Yes

ORDINANCE ADOPTIONS

None presented

CORRESPONDENCE

1. Letter – Musconetcong Sewerage Authority – PFAS

The mayor commented on this letter. This issue is going to cost the borough a lot of money. Mr. Blakeslee stated we will be getting some money from these companies from a class action suit. Councilman Sylvester stated 3M is giving the towns peanuts on the dollar to remove PFAS from our systems and will then continue to produce products that produce PFAS. Councilman Hathaway had commented on this issue. His concern is they will continue to make these chemicals. Councilman Sylvester stated towns have now lost their rights to sue. There was discussion among the Council on the high cost of removing these chemicals from our water sources and what will be done with it once it is removed. Lengthy discussion on this problem continued among the Council. Councilman Sylvester stated this is a call to arms to write a letter to ask for a 120-day comment period. The mayor stated this is being run by DEP and asked how do you fight

DEP? Councilman Sylvester asked Mr. Blakeslee to have a letter written. Mr. Blakeslee will contact the borough attorney for assistance with the letter.

BOROUGH ADMINISTRATOR REPORT

Mr. Blakeslee provided a few comments on his report. He would like to have the CFO and Auditor attend the next agenda meeting to explain the bond sale process vs. a note sale. He described the situation and the need for an official statement. Councilman Nametko provided additional explanation about this.

Rental Registration Report August 2025

- 17 rental inspections completed during the month. (4 of which failed)
- 3 COH resale inspections completed
- 3 Resale inspections completed

Year-to-Date Report

- 478 rental units issued (260 of these are apartment complex units issued)
- 511 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)
- 998 rental units total (720 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 August 2025, the Borough had a total income of \$2,516,157.94 as compared to \$1,582,232.94 in 2024.

For the month of August 2025:

Miscellaneous Revenue Not Anticipated (MRNA):

In 2025 the Borough received \$6,969.00 compared to \$4,168.45 in 2024.

Other Licenses/Borough Clerks Fees:

The Borough received \$36,754.95 in 2025 compared to \$32,031.70 in 2024.

State Aid:

We received \$178,511.74 both in 2025 and 2024.

Grants in Aid:

We didn't receive anything in 2025 and \$129,457.94 in 2024 for Grants in Aid.

Taxes Collected:

The Borough collected \$2,253,512.69 in 2025 compared to \$1,183,706.14 in 2024.

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

Water and Sewer Utility:

The Borough collected \$17,281.75 in 2025 compared to \$37,816.51 in 2024.

Solid Waste Utility:

The Borough collected \$23,127.81 in 2025 compared to \$16,540.46 in 2024.

Total Current Fund Year to Date:

The total Current Fund Income Year to date for 2025 is \$10,128,936.38 as opposed to \$9,325,393.98 in 2024.

Total Water and Sewer Utility to Date:

The total Water and Sewer Utility Income Year to date for 2025 is \$926,555.83 as opposed to \$907,286.67 collected in 2024.

Total Solid Waste Utility to Date:

The Solid Waste Utility Income Year to date for 2025 is \$233,401.00 as opposed to \$192,751.37 collected in 2024.

Total of all Funds to Date:

Total collected from all funds Year to date is \$11,278,893.21 in 2025 compared to \$10,425,432.02 in 2024.

Councilman Nametko was recently made the chair of the Morris County solid waste committee. He provided details regarding the county hauling. There will be an increase over the next 5 years. He also discussed the solid waste and recycling process and the changes. Our health insurance will be going up 35% for 2026. Mr. Blakeslee stated the borough is hoping the state will allow this to be outside the 2% cap. The mayor asked if we are looking for other options. Mr. Blakeslee detailed what he and the CFO have been looking into to make a change. The problem that the borough has is that the late notification of this change will not allow us to change for 2026. The Council will see a resolution to increase the solid waste billing amounts to help offset the increases.

Economic Development: R. Hathaway J. Nametko
Councilman Hathaway

There was a meeting with Shop Rite this week describing their intentions. They will no longer be building a micro fulfillment center. They would like to have a fast-food restaurant in place of where the micro fulfillment center would have been. This will cause a renegotiation of the PILOT. This should bring in more revenue for SR and therefore more PILOT revenue for the borough. There will be discussion on this through the end of the year with the actual process starting in 2026. According to what was discussed at this meeting, there will be expanded liquor and bakery in the new design.

Rock Solid: Chairman Hathaway would like to bring them back to the Economic development committee to see what their intentions are. He is concerned that the project is not moving forward as discussed.

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

Police Report August

Total Calls: 713

Motor Vehicle Check or Stop: 142

Check Property: 160
Radar Detail: 58
Administrative: 74
Suspicious/Wanted: 13
Assist Other Agency: 20
Check Schools: 13

Ambulance Corps August

Total Calls: 45
Total Patients: 26
Total Hospital Trips: 19
Miles Travelled: 584 miles
Hours Volunteered: 215 hrs, 49 mins

Ambulance Corps July

Total Calls: 32
Total Patients: 18
Total Hospital Trips: 13
Miles Travelled: 452
Hours Volunteered: 393 hrs, 20 mins

Fire Department

August, 2025

Calls: 22

- Reported Commercial Structure Fires: 1
- Reported Vehicle Fires: 1
- Struck Gas Line: 2
- Commercial Fire Alarms: 2
- Motor Vehicle Accidents: 1
- RIC Assignments: 2
- Mutual Aid: 8
- General Alarms: 5

Total Members: 30

Time Volunteered: 80.62

Drills: 7

- Total Members: 33
- Time Volunteered: 109

Administrative Details: 8

- Total Members: 37
- Time Volunteered: 309.53

Monthly Total: 44 Members

- Time Volunteered: 499 Hours and 29 Minutes

Fire Prevention

Total Inspections: 11

Violations: 11

Permits Issued: 2

Penalty Money Issued: \$1,000
Admin: 4

Dept. of Public
Works & Utilities:

M. Eddy

R. Hathaway

Road Department; 2 guys 32-man hours collecting grass, 2 guys 16-man hours collecting brush, inspect and dig to remove blockage from drain pipe at Tony Tank, paint parking line on Main St and Maple Ave, picked up light towers from the county for feast and returned them, did catch basin repairs, patched pot holes, cut low hanging limbs around town, cleaned and inspected catch basin top before storms. Did vehicle maintenance on 3 police cars and 2 DPW trucks.

Water Department; did mark outs, fixed water service leak at 6 Locust St., read water meters, replaced wire for water meter on Kings Rd., exercise generators weekly, located water box and exercised valve at 6 Hillside Ave. for home owner repair. Water flower pots around town weekly

Buildings and Grounds; cut lawns, moved barricades for feast

Parks and Recreations; prepped Drenzo Park for National Night Out and S'mores Night

Recycling; did weekly recycling pick up at parks, cleaned and crushed bins at recycling center weekly

Other: Picked up new road plate

Recreation:

T. Morton

T. Laureys

- Councilman Morton reported that S'mores Night was a huge success. They gave out over 100 s'more kits. It was widely attended by people in town. He thanked the sports club and VFW for their donations.
- Netcong Day is this Sunday. There will be lots of food trucks and vendors. There will also be a beer tent.
- The Lantern Festival already has 100 signed up. Extra lanterns have been ordered. There was a meeting with the police chief that has the potential to be a large event.
- A community task force met last week. A bag has been produced for new residents to be handed out if they come into the borough hall. Councilman Morton showed the Council an example of the bags. They are possibly reinstating the good kid card program. The task force has been a great success.
- Councilman Nametko stated there is a dunk tank at Netcong Day if the Councilmen would be willing to attend.

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

T. Laureys

M. Eddy

Councilman Laureys read his reports.

Dial A Ride Report for August
Days of Service: 19
Miles:967
Of Stops: 65
Nutrition: for 1: 12
Food Shopping: 35
of Meals on Wheels: 10
Medical Appointments: 44
Other Appointments:22
People Using Services: 29
Cancels: 4
Denials: 0
Units: 196
Hours: 72.5

For the month of August, 95.15 tons of garbage were collected. That also included 41 bulk items picked up during the month.

The MUA has not provided our recycling numbers for the month as of today so, those will be included in next month's report.

Total income year to date is \$223,401.00 and total expenses year to date are \$157,785.08.

OLD BUSINESS

None presented

NEW BUSINESS

1. Appointment of Gonzalo E. Pimentel Firefighter for Fire Co. No.2

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

2. Appointment of Natalie Bovair Firefighter for Fire Co. No.1

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

PRIVILEGE OF THE FLOOR TO THE COUNCIL

The Council President is concerned about people blowing cut grass into the street. He feels we need to amend our ordinance to not allow this to happen. Mr. Blakeslee stated he has some wording that can be added to the ordinance. He will send it to our attorney.

Councilman Laureys asked if we can be more generalized instead of listing items. There was brief discussion among the Council on this subject. It was discussed that details are necessary.

Councilman Laureys noted that the S'mores Night was great.

MAYOR'S COMMENTS

The mayor had no comments at this time.

RESOLUTIONS

1. **Resolution 2025-87-** Authorizing The Award of a Contract to Salmon Brothers, Inc. To Perform Drainage Improvements on Railroad Avenue.
2. **Resolution 2025-88-** Resolution To Increase Annual Solid Waste Rates
3. **Resolution 2025-89-** Accepting a Performance Guarantee in The Amount of \$41,000.00 From RSB Netcong, LLC
4. **Resolution 2025-90-** Authorizing The Amendment to a Redevelopment Agreement by and Between the Borough of Netcong and Rock Solid Built, LLC.

A Motion was made by Councilman Sylvester and seconded by Councilman Hathaway to approve the four resolutions noted above.
Roll Call: 6 Yes

PROCLAMATIONS

None presented

ORDINANCE INTRODUCTIONS

1. **Ordinance 2025-8 - AN ORDINANCE TO AMEND AND SUPPLEMENT CHAPTER 268, VEHICLES AND TRAFFIC, ARTICLE VIII SCHEDULES, OF THE CODE OF THE BOROUGH OF NETCONG, COUNTY OF MORRIS, STATE OF NEW JERSEY TO AMEND THE PARKING RESTRICTIONS ON KOCLAS DRIVE AND DELL AVENUE**

A Motion to Introduce Ordinance #2025-8 and Read by Title Only was made by Councilman Sylvester and seconded by Councilman Morton.
Roll Call: 5 Yes Abstain: Councilman Hathaway

A Motion to Pass Ordinance #2025-8 on First Reading was made by Councilman Sylvester and seconded by Councilman Morton.
Roll Call: 5 Yes Abstain: Councilman Hathaway

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 Laureys and seconded by Councilman Hathaway.
Roll Call: 6 Yes

CLOSED SESSION

None this evening

ADJOURNMENT

A Motion to Adjourn the Meeting was made by Councilman Hathaway and approved by unanimous voice vote at 8:22PM.
Roll Call: 6 Yes

Respectfully Submitted,


Cynthia Eckert, Borough Clerk

**A RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT TO
SALMON BROTHERS, INC. TO PERFORM DRAINAGE IMPROVEMENTS ON
RAILROAD AVENUE.**

WHEREAS, the Borough Superintendent of Public Works solicited quotes for performing drainage improvements on Railroad Avenue; and

WHEREAS, the three quotes were received; and

WHEREAS, Salmon Brothers, Inc, of Netcong New Jersey submitted the lowest responsible and responsive quote pursuant to the Borough's specifications for the above-referenced contract; and

WHEREAS, funding for this project was provided for in the 2025 capital budget; and

WHEREAS, the Borough Council wishes to award the contract to Salmon Brothers, Inc in accordance with its lump sum quote, dated July 12, 2025 in the amount of \$23,000; 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 drainage improvements on Railroad Avenue in accordance with its lump sum quote in the amount of \$23,000.00.

2. 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 September 11, 2025.

Cynthia Eckert, Borough Clerk

Resolution No. 2025-88

RESOLUTION TO INCREASE ANNUAL SOLID WASTE RATES

WHEREAS, The Borough of Netcong Solid Waste Utility according to the Netcong Borough Code, Chapter 80, section 5 allows for the Borough to review and adjust rates annually based upon the annual budget of the Solid Waste Utility; and

WHEREAS, the Finance Committee has reviewed the 2025 budget and projections for the 2026 Solid Waste Utility Budget; and

WHEREAS, the Borough contract with Mount Olive for trash pickup and the contract with the Morris County Municipal Utility Authority have increased for 2026 for their respective services; and

WHEREAS, the increases of the garbage and recycling hauling have caused a need to increase the rates of the Solid Waste Utility for 2026 in an amount of 6% from the current rate of \$300 per user to \$318.00 per user;

NOW, THEREFORE, BE IT RESOLVED, by the Borough Council of the Borough of Netcong, County of Morris that the 2026 Solid Waste Utility rates for 2026 be increased to \$318 per user.

BOROUGH OF NETCONG

By: _____



Elmer M. Still, Mayor

Dated: _____

CERTIFICATION

I, Cynthia Eckert, Clerk of the Borough of Netcong, do hereby certify the foregoing to be a true copy of a Resolution adopted by the Borough at a meeting held on September 11, 2025.

Cynthia Eckert, Borough Clerk



A RESOLUTION OF THE BOROUGH COUNCIL OF THE BOROUGH OF NETCONG, MORRIS COUNTY, NEW JERSEY, ACCEPTING A PERFORMANCE GUARANTEE IN THE AMOUNT OF \$41,000.00 FROM RSB NETCONG, LLC

WHEREAS, RSB Netcong, LLC, is the designated Redeveloper of a certain Redevelopment Agreement by and between now RSB Netcong, LLC, and the Borough of Netcong; and

WHEREAS, pursuant to the amended Redevelopment Agreement, RSB Netcong, LLC, is required to post a \$41,000.00 performance guarantee relating to an approval of the Netcong Borough Planning Board by Resolution No. 24-06; and

WHEREAS, RSB Netcong, LLC has presented a performance bond issued on September 4, 2025 by The Service Insurance Company, Inc. under Bond No. 63255 and in the penal amount of \$41,000.00; and

WHEREAS, the Borough Council of the Borough of Netcong is desirous of accepting the performance guarantee as required to be posted.

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 a performance bond in the amount of \$41,000.00 as posted by RSB Netcong, LLC and referenced above is hereby accepted.

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 Council at a meeting held on September 11, 2025.

Cynthia Eckert, Borough Clerk

**A RESOLUTION OF THE BOROUGH COUNCIL OF THE BOROUGH OF
NETCONG, MORRIS COUNTY, NEW JERSEY, AUTHORIZING THE
AMENDMENT TO A REDEVELOPMENT AGREEMENT BY AND
BETWEEN THE BOROUGH OF NETCONG AND ROCK SOLID BUILT,
LLC**

WHEREAS, the Borough and Rock Solid Built, LLC, entered into a Redevelopment Agreement approved by Resolution No. 2024-89 on July 11, 2024, and as executed on October 10, 2024, authorizing Rock Solid Built, LLC, to rehabilitate and/or redevelop property known as Block 15, Lots 29, 30, 31, 32 & 33 pursuant to the Redevelopment Plan adopted by Ordinance No. 2024-02; and

WHEREAS, Section 12.2 of the Redevelopment Agreement allows for permitted transfers; and

WHEREAS, Rock Solid Built, LLC, wishes to transfer the Redevelopment Agreement and its obligations to a related entity that does not constitute a material change of ownership of the controlling members and would like the Redevelopment Agreement amended to reflect such permanent transfer; and

WHEREAS, as required pursuant to Resolution No. 24-06 of the Netcong Borough Planning Board, the Redeveloper is required to post certain performance and maintenance guarantees with the Borough; and

WHEREAS, appended hereto as Exhibit A is an amendment to the Redevelopment Agreement that permits the Redeveloper designated and reflected on the Redevelopment Agreement to be amended to RSB Netcong, LLC, and further amends the Redevelopment Agreement to include the posting of required performance and maintenance guarantees.

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 amendment to the Redevelopment Agreement by and between the Borough of Netcong as Redevelopment Entity and Rock Solid Built,

LLC, as Redeveloper is hereby approved and the Mayor and Borough Clerk are hereby authorized to execute same.

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 September 11, 2025.

Cynthia Eckert, Borough Clerk

**AN ORDINANCE TO AMEND AND SUPPLEMENT CHAPTER 268,
VEHICLES AND TRAFFIC, ARTICLE VIII SCHEDULES,
OF THE CODE OF THE BOROUGH OF NETCONG,
COUNTY OF MORRIS, STATE OF NEW JERSEY TO AMEND THE PARKING
RESTRICTIONS ON KOCLAS DRIVE AND DELL AVENUE**

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 268, Vehicles and Traffic, Article VIII Schedules, Section 268-18, Schedule 1 – No Parking, is hereby amended and supplemented by amending the parking restrictions on Koclas Drive and Dell Avenue by deleting the existing restrictions and replacing them with the following:

Name of Street	Side	Location
Koclas Drive	East and North	From the northerly side of Allen Street to the intersection with Lake Street.
Dell Avenue	North	Between the intersection of Dell Avenue and Lake Street and the intersection of Dell Avenue and Allen Street

Section 2. This Ordinance may be renumbered for codification purposes.

Section 3. All Ordinances of the Borough of Netcong which are inconsistent with the provisions of this Ordinance are hereby repealed to the extent of such inconsistency.

Section 4. If any section, subsection, sentence, clause or phrase of this Ordinance is for any reason held to be unconstitutional or invalid, such decision shall not affect the remaining portions of this Ordinance.

Section 5. This Ordinance shall take effect immediately upon final passage, approval, publication and the posting of the appropriate signs 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 11 day of September, 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 9 day of October, 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.

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

ATTEST:



Cynthia Eckert, Borough Clerk

By: 

Elmer Still, Mayor

Introduced: 9/11/25

Adopted: 10/9/25