

**BOROUGH OF NETCONG
MAYOR AND COUNCIL MEETING
AUGUST 13, 2026**

MINUTES OF THE MEETING OF THE MAYOR AND COUNCIL OF THE BOROUGH OF NETCONG HELD AUGUST 13, 2026 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 9, 2026.
2. Publishing a notice in the Daily Record, the official newspaper of the Borough of Netcong on January 14, 2026 and emailing a copy to the Star Ledger on January 9, 2026.

ROLL CALL

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

PROCLAMATIONS

None presented.

APPROVAL OF MINUTES

None presented.

PUBLIC PORTION OF MEETING

Wayne Anthony 24 Dell Ave. is here to discuss the water coming down from the Village Place. He wants to know what is being done to correct this. Mr. Blakeslee stated we will be contacting our engineer. He needs to comply with the site plan. Mr. Anthony stated there was some electricity being installed on that site. He provided details about this issue. He stated these light poles are not being put in the correct place. The mayor asked if there is still ponding on Allen St. Mr. Anthony stated yes. There was discussion on what happened to the drainage in that area. Mr. Anthony gave details of what has been happening with the Village Place parking lot. It has been expanded beyond what it was supposed to be. The mayor stated we will send the engineer. He also thanked the DPW for cleaning up the area near the lake. It looks fantastic. They did a great job.

Michele Franchi – Ruocco, 39 Main St. is wondering if there is any more talk about whether some kind of mirror can be installed at the corner of Jenny Lind and Main St. Mr. Copollella stated as soon as Main St. is completed; they will install something at that intersection. She thanked the Council for their time.

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

Roll Call: 6 Yes

ORDINANCE ADOPTIONS

None presented.

CORRESPONDENCE

None presented.

BOROUGH ADMINISTRATOR REPORT

Mr. Blakeslee mentioned our attorney is here so he can give an update on the Affordable Housing. Mr. Bryce, borough attorney, provided details on the process that has been mostly completed for the 4th round of affordable housing. We are still waiting for the court to provide certification.

Rental Registration Report 8/6/26

July 2026 Report

- 31 rental inspections completed during the month
- 2 COH resale inspections
- 9 Tenant changes inspections in the Heights

Year-to-Date Report

474 rental units issued

- 473 rental units in-progress* (49 regular units, 424 apartments- just the heights, which we inspect in the fall) I have been sending email reminders to some of the landlords that have yet to complete; some of them are on their 8th reminders just to get me missing paperwork or to schedule. After we finish our regular summonses with the LLCs, I would like to summons the open rentals.
- 12 units have not responded yet (We need to summons the LLCs; working on getting a list of the certified agents from the attorney so that we can complete that)
- *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 July 2026, the Borough had a total income of \$740,242.07 as compared to \$827,751.15 in 2025.

For the month of July 2026:

Miscellaneous Revenue Not Anticipated (MRNA);

In 2026 the Borough received \$26,480.92 compared to \$17,796.38 in 2025.

Other Licenses/Borough Clerks Fees:

The Borough received \$21,358.51 in 2026 compared to \$36,505.059 in 2025.

State Aid:

In both 2025 and 2026 we receive \$9,477.00 in State Aid.

Grants in Aid:

We received \$4,407.34 in 2026 compared to \$2,678.46 in 2025 for Grants in Aid,

Taxes Collected:

The Borough collected \$589,518.76 in 2026 compared to \$697,278.52 in 2025.

Water and Sewer Utility:

The Borough collected \$49,551.92 in 2026 compared to \$34,093.31 in 2025.

Solid Waste Utility:

The Borough collected \$39,447.62 in 2026 compared to \$29,922.43 in 2025.

Total Current Fund Year to Date: The total Current Fund Income Year to date for 2026 is \$6,736,005.42 as opposed to \$7,653,187.97 in 2025. This difference is due to the \$990,000 received as Grants in Aid in 2025.

Total Water and Sewer Utility to Date:

The total Water and Sewer Utility Income Year to date for 2026 is \$985,706.56 as opposed to \$909,674.08 collected in 2025.

Total Solid Waste Utility to Date:

The Solid Waste Utility Income Year to date for 2026 is \$230,725.00 as opposed to \$200,273.19 collected in 2025.

Total of all Funds to Date:

Total collected from all funds Year to date is \$7,952,436.98 in 2026 compared to \$8,763,135.24 in 2025.

Economic Development: T. Morton J. Nametko

Councilman Morton discussed Mt. View project. He detailed all work being done on this project and noted that it is moving forward.

Councilman Morton stated that Rock Solid, Main St., work is starting on this project. There has been administrative work being done at this time.

Regarding Shop Rite: The Borough professionals reviewed this project. Technical review took place; there was discussion on progress for this project. Mr. Blakeslee gave details on the issues discussed at this meeting. There was discussion on the retention wall.

Other items discussed were:

- The Task Force will hold the FOP fishing contest on Oct. 3rd same day as Lantern Festival. Good kid cards will begin to be awarded.
- Hometown hero banners have been submitted to office staff. There is a 6–8-week process time.
- The honor roll applications have been submitted to the borough hall office.
- There is Netcong Borough merchandise available for purchase on the web.

Councilman Nametko asked where the fishing contest will take place. They are hoping to have it at Direnzo Park.

Public Safety:
(Police, Fire, Rescue)

J. Sylvester

W. Barbero

There will be closures on Main St. overnight starting August 24, 2026, Between hours of 9:00 p.m. And 7:00 a.m.

1995 Pierce Firetruck is sold and on its way to the Dominican Republic.

The mayor stated that all the fire department training that has been completed is a lot of work for volunteers. They are as well trained as paid firefighters.

Police Report

Motor Vehicle Check or Stop: 186

Radar Detail: 74

Selective Enforcement: 74

Administrative: 133

Check Park or Golf Course: 71

Grand Total Calls: 976

Councilman Sylvested noted several training sessions completed by the Police. He also noted that police officers attended several concerts at the park.

Fire Department

35 Total Calls.

19 Gem Alarms

14 Mutual Aid Calls

5 Ric Assignments

1 Motor Vehicle Accident

7 Drills

2 Administrative Details

2 Meetings

68 Members Volunteered

717.6 Hours.

Councilman Sylvester provided all the names and training completed for the members of the fire department.

Fire Prevention

Total Inspections: 18

Total Violations Found: 29

Fire Safety Permits Received: 3

Penalty Money Collected: \$2,000

Admin: 7

Bureau Monthly Hours: 28

Additional Monthly Notes:

Assisted the fire department in 6 follow-ups to alarm activations. Investigated and documented one fire. Issued and collected one monetary fine from 10 Furnace St. LLC.

Dept. of Public

Works & Utilities:

M. Eddy

T. Laureys

The Council appreciated the work DPW has done this month.

Executive Summary

During July 2026, the Borough's Public Works operations focused on maintaining roads, drainage infrastructure, municipal properties, parks, water systems, and recycling operations. Crews responded to storm-related debris, maintained public spaces, completed routine water system monitoring and reporting, addressed road and drainage maintenance needs, and supported recreational facilities and events throughout the month.

Road Department

The Road Department completed a wide range of maintenance activities during August, including:

- Collected and disposed of approximately **30 hours of grass clippings** with a two-person crew.
- Completed approximately **16 hours of storm brush collection and chipping** with a four-person crew,
- Performed approximately **14 hours of hedge clipping collection** with a two-person crew,
- Dedicated approximately **80 hours to mowing Borough properties.**
- Cleared and inspected catch basins following storms to maintain proper drainage.
- Installed a **low-clearance truck warning sign at Dell Avenue and College Road.**
- Stripped the **DiRenzo parking lot.**
- Conducted **townwide pothole repairs.**
- Cleaned the catch basins on **Koclas Avenue.**
- Conducted weekly debris policing along **Main Street and Maple Avenue.**
- Maintained flowerpots by adding water as needed.

Water Department

The Water Department continued its routine monitoring and maintenance of the Borough's water system, including:

- Conducted **daily well inspections.**
- Performed required water **quality sampling.**
- Completed monthly **and quarterly water system** reports.
- Performed utility **mark-outs as needed.**
- Repaired a water service **on Union Street.**
- Repaired a water **box on Amendola Avenue.**

Buildings and Grounds

The Buildings and Grounds Department maintained Borough parks, facilities, and public areas throughout the month:

- Opened parks and public bathrooms daily.
- Cleaned bathrooms and facilities as needed.
- Performed weekly cleaning of parks and the area beneath the portico in preparation for concerts.
- Cleaned the **Arbo backstop area** and removed vegetation from fence lines.

Parks and Recreation

- Installed the **Verdi Memorial Beach** at DiRenzo Park.

Recycling

- Updated the Borough's recycling tonnage **report**.

Overall

Borough staff continued to provide essential maintenance and public services throughout August. Work remained focused on road and drainage maintenance, water system reliability, storm cleanup, municipal property upkeep, park and recreation support, and environmental/recycling reporting. Crews also continued to address routine maintenance needs and respond to weather-related issues as they arose.

Recreation: W. Barbero T. Morton

Councilman Barbero reported that the Concerts in the park were very well attended. He thanked the police officers who attended these events. They were very engaged with the residents. Thanked DPW for all their help, installing lights at the playground and clearing the shrubs by the lake.

- The lantern festival permits have been submitted.
- There was discussion about a meeting regarding some ball field improvements
- The Santa Train has a save the date for Dec. 19th. There was a meeting with NJ Transit today to work out the details.
- The School Board is going out for referendum again in November at the general election.

Public Services: T. Laureys M. Eddy
(Human Services
Recycling & Solid
Waste Disposal)

Dial A Ride Report for July
Days of Service: 21
Miles: 1007
Of Stops: 67
Nutrition: for 1: 10
Food Shopping: 25
of Meals on Wheels: 9
Medical Appointments: 43
Other Appointments: 23
People Using Services: 31
Cancels: 9
Denials: 0
Units: 168
Hours: 81

OLD BUSINESS

None presented.

NEW BUSINESS

None presented.

PRIVILEGE OF THE FLOOR TO THE COUNCIL

The Council President wanted to wrap up everything said here tonight. We have well trained and engaged police, fire and DPW. We are proud of our employees. It is something many towns would like to have.

Councilman Laureys wanted to note that off duty police were at the National Night Out. Councilman Barbero said some of them may have just gotten off a long shift but still came. The Council thanked them for all that they do.

Councilman Nametko said several people have asked about the status of the bakery in the bank building. The mayor said he wanted to get upstairs and outside done first. Councilman Eddy stated the building looks great. The Council agreed. Councilman Eddy asked if an ice cream shop will be coming to Main St. The vape shop owner will be opening an ice cream shop in that location. Mr. Blakeslee will have a report on this next month. The mayor stated it is always good to have new businesses in town.

Councilman Eddy asked if there would be a dedication for the new bench at the lake.

MAYOR'S COMMENTS

He thanked everyone who came for The National Night Out. A great job done by all.

RESOLUTIONS

Voted by Block

1. **Resolution 2026-84**-Resolution of Support for Traffic Improvements at The Intersection of Route 183, Maple Avenue, Stoll Street and Allen Terrace, Including the Proposed One-Way Operation of Allen Terrace and Acceptance of a Cost-Sharing Agreement with The New Jersey Department of Transportation

A motion was made by Councilman Nametko and seconded by Councilman Morton to approve this resolution.

Roll Call: 5 Yes No: Councilman Sylvester

2. **Resolution 2026-85**- Authorizing Execution and Recording of Affordable Housing Deed Restriction for 48 Main Street, Block 15, Lot 31.01 In the Borough of Netcong

A motion was made by Councilman Nametko and seconded by Councilman Morton 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 Morton.
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

Michele Franchi Ruocco, 39 Main St., is looking for clarity on the issue regarding insurance for our firefighters. Mr. Blakeslee stated they are fully covered.

A Motion to Close the Meeting to the Public was made by Councilman Laureys and seconded by Councilman Morton.
Roll Call: 6 Yes

CLOSED SESSION

There was no closed session this evening.

ADJOURNMENT 8:08pm

A Motion to Adjourn the Meeting was made by Councilman Sylvester and approved by unanimous voice vote.
Roll Call: 6 Yes

Respectfully Submitted,

Cynthia Eckert, Borough Clerk

BOROUGH OF NETCONG

**RESOLUTION OF SUPPORT FOR TRAFFIC IMPROVEMENTS AT THE
INTERSECTION OF ROUTE 183, MAPLE AVENUE, STOLL STREET AND
ALLEN TERRACE, INCLUDING THE PROPOSED ONE-WAY OPERATION
OF ALLEN TERRACE AND ACCEPTANCE OF A COST-SHARING
AGREEMENT WITH THE NEW JERSEY DEPARTMENT OF
TRANSPORTATION**

WHEREAS, the Borough of Netcong has worked with the New Jersey Department of Transportation ("NJDOT") regarding traffic safety improvements at the intersection of Route 183, Maple Avenue, Stoll Street, and Allen Terrace; and

WHEREAS, NJDOT has completed a review of the intersection and developed a conceptual plan providing for the installation of a traffic signal and related traffic control improvements at the intersection; and

WHEREAS, Borough representatives conducted a public information meeting with residents of Allen Terrace to discuss the proposed traffic signal and the proposed one-way operation of Allen Terrace as part of the intersection improvement project; and

WHEREAS, following review of the conceptual design and consideration of public input, the Mayor and Council have determined that the proposed improvements will enhance traffic safety and operations at the intersection; and

WHEREAS, the proposed traffic circulation modifications include the conversion of Allen Terrace from a two-way roadway to a one-way roadway as depicted in the NJDOT conceptual design for the intersection improvements; and

WHEREAS, NJDOT has requested that the Borough adopt a Resolution of Support for both the proposed one-way operation of Allen Terrace and the installation of a traffic signal at the intersection of Route 183 and Maple Avenue; and

WHEREAS, NJDOT has further advised that the Borough will be responsible for twenty-five percent (25%) of the electrical construction costs associated with the installation of the new traffic signal as part of a formal cost-sharing agreement with NJDOT; and

WHEREAS, the Borough previously expressed its willingness to participate in the required cost-sharing commitment in support of the project; and

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

1. **Support for Traffic Signal Installation.** The Mayor and Council hereby support the installation of a traffic signal and related traffic safety improvements at the intersection of Route 183, Maple Avenue, Stoll Street, and Allen Terrace as proposed by NJDOT.
2. **Support for One-Way Operation of Allen Terrace.** The Mayor and Council hereby acknowledge and support the proposed one-way operation of Allen Terrace as part of the overall intersection improvement project at Route 183, Maple Avenue, Stoll Street, and Allen Terrace, subject to final engineering design and approval by NJDOT and any other agencies having jurisdiction.
3. **Acceptance of Cost-Sharing Agreement.** The Mayor and Council hereby accept the Borough's responsibility to participate in the required cost-sharing agreement with NJDOT and acknowledge the Borough's obligation to contribute twenty-five percent (25%) of the electrical construction costs associated with the installation of the traffic signal.
4. **Authorization to Execute Agreements.** The Mayor, Borough Administrator, Municipal Clerk, Borough Engineer, and Borough Attorney are hereby authorized to execute and submit such agreements, certifications, applications, and other documents as may be necessary to advance the project and fulfill the Borough's obligations associated therewith.
5. **Transmission to NJDOT.** A certified copy of this Resolution shall be forwarded to the New Jersey Department of Transportation, Office of Government & Community Relations, as evidence of the Borough's support for the project.

BE IT FURTHER RESOLVED that this Resolution shall take effect immediately upon adoption.

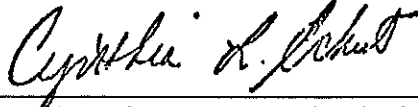
Dated: 8/14/26

By: 

Elmer M. Still, Mayor

CERTIFICATION

I, Cynthia L. Eckert, Clerk of the Borough of Netcong, do hereby certify the foregoing to be a true copy of a Resolution adopted by the Borough at a meeting held on August 13, 2026


Cynthia Eckert, Borough Clerk

**RESOLUTION OF THE BOROUGH COUNCIL OF BOROUGH OF NETCONG
AUTHORIZING EXECUTION AND RECORDING OF AFFORDABLE HOUSING
DEED RESTRICTION FOR 48 MAIN STREET, BLOCK 15, LOT 31.01 IN THE
BOROUGH OF NETCONG**

WHEREAS, RSB Netcong, LLC ("Developer") is constructing a residential development located on property known as 48 Main Street and designated as Block 15, Lot 31.01 on the tax maps of the Borough of Netcong (the "Borough"), in the County of Morris (the "County") and the State of New Jersey (the "Property"); and

WHEREAS, the development consists of a total of fifty (50) housing units, with eight (8) of said units designated as affordable housing, of which one (1) shall be very-low-income unit affordable to households making thirty percent (30%) or less of the median income in the housing region, three (3) shall be low-income units affordable to households making fifty percent (50%) or less of the median income in the housing region, and four (4) shall be moderate-income units affordable to households making eighty percent (80%) or less of the median income in the housing region, as defined in the Uniform Housing Affordability Controls, *N.J.A.C. 5:80-26.1 et seq.* (the "Uniform Controls") (the 8 affordable units shall be referred to as the "Affordable Units"); and

WHEREAS, the Affordable Units, intended to count for 8.5 credits against the fourth (4th) round of affordable housing obligations for the Borough, are required to be deed restricted to ensure occupancy by income-eligible households; and

WHEREAS, the Uniform Controls requires that a deed restriction be filed with the County Clerk for the duration of the affordable housing control period of thirty (30) years; and

WHEREAS, the Borough's Administrative Agent and the Borough's Affordable Housing Counsel have reviewed the proposed Affordable Housing Deed Restriction (the "Deed Restriction"), attached hereto, and find it to be in compliance with Borough ordinances and State regulations.

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

1. The Mayor is hereby authorized to execute the Deed Restriction, in substantially the form attached hereto, for the Affordable Units on Block 15, Lot 31.01 designated on the Borough's tax map.
2. The Deed Restriction shall be substantially in the form reviewed by the municipal professionals, a copy of which shall remain on file in the office of the Municipal Clerk.

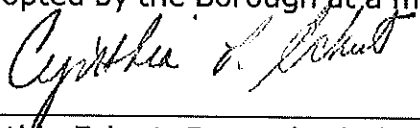
3. The Developer shall be responsible for recording the executed Deed Restriction with the Morris County Clerk's Office and providing a filed/recorded copy to the Municipal Clerk and the Administrative Agent.
4. This resolution shall take effect immediately.

Dated: 8/14/26

By: 
Elmer M. Still, Mayor

CERTIFICATION

I, Cynthia L. Eckert, Clerk of the Borough of Netcong, do hereby certify the foregoing to be a true copy of a Resolution adopted by the Borough at a meeting held on August 13, 2026


Cynthia Eckert, Borough Clerk