

**BOROUGH OF NETCONG
MAYOR AND COUNCIL MEETING
SEPTEMBER 10, 2026**

MINUTES OF THE MEETING OF THE MAYOR AND COUNCIL OF THE BOROUGH OF NETCONG HELD SEPTEMBER 10, 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.

For the record, *Mr. Bucco arrived at 7:48*

ELIZABETH LEHENY TO ADDRESS THE COUNCIL – BOROUGH CENTER ZONE ADJUSTMENT

Mr. Blakeslee explained why Ms. Leheny is attending the meeting this evening. She is here to straighten the B-C zone. Ms. Leheny is from Phillips, Preiss. She thanked the Council for their time. She introduced why she is here. She gave details on the recommendations that were provided in the past and the reasons for the changes. She stated this is to protect the residential areas and center the commercial areas in one area. She then went on to explain what was recommended during the master plan revaluation. It was recommended at this time that the residential be removed from the BC zone. She gave detail on a map she had provided to the Council. She gave details on the changes. She stated the Allen House should probably be included in the R-2 zone. She stated since this property already has approvals from the planning board it can stay as it is for now. Her recommendation is to change this to a residential R-2 zone. Councilman Sylvester

asked if this would be non-conforming. She stated it would still be ok because of the site plan approval. She went on to exhibit 3: Main St. and Hilts Lane and Maple Ave. She stated this was recommended to look at during the 2008 master plan reveal. She stated there are residential homes in this area. She gave details on a specific area on this exhibit. The idea is to preserve the residential areas. Councilman Nametko asked about Mr. Maisano who would like to demolish the homes on his properties and put in a commercial structure. Mr. Blakeslee explained they would not allow him to do that as there is a residential property that his properties surround. Mr. Blakeslee stated if that was changed to residential R-2 he could still come with a site plan to the planning board if he was able to secure the property that is not his at this time. Councilman Nametko had questions about this area. Ms. Leheny stated these properties should be kept contiguous whether they are changed to R-2 or B-C. There was lengthy discussion on this subject. Councilman Laureys asked what this potential building would look like. Mr. Blakeslee stated it was presented as retail on the first floor and apartments on the second floor. Councilman Sylvester stated the overlay idea sounds reasonable. Ms. Leheny stated an overlay could be considered. She gave details on that. There was further discussion on this property. Ms. Leheny asked the Council if they had any questions.

Councilman Nametko asked the borough attorney for his opinion on this subject. There was discussion among the Council on this subject. Mr. Bucco stated there could be potential lawsuits with this change. Ms. Leheny gave detail that in the 2008 master plan review it was recommended this area be changed to R-2. Mr. Bucco stated this would make it better. There was lengthy discussion among the Council on this subject area. Ms. Leheny gave further details on how this could be accomplished. She would have to do further research first. Mr. Bucco asked why this is being considered. Ms. Leheny stated this was suggested in both the 2008 and 2022 reexamination of the master plan. Mr. Bucco wanted to know why this is happening now. Councilman Sylvester stated he was the one interested in doing this. He gave details of his reason for wanting to do this. Ms. Leheny stated the properties in question are contiguous and should be considered as R-2. Councilman Sylvester is concerned that this will slow down due to the properties on Ledge wood Ave. He does not want to see that happening. The mayor asked if there were any more questions. Councilman Sylvester asked about Maple Ave. portion be moved forward and discuss the corner block at a future date. There was further discussion with the borough attorney on this subject. Mr. Bucco stated as long as you can get consistency from the planning board you are ok. The Council thanked Ms. Leheny for her time.

PUBLIC PORTION OF THE MEETING

Mr. Chris Ferrell, 8 Cross St., is here because the school district has recently started and has decided to split the time for the students to arrive at school. There is concern because there are no crossing guards available at 9:00am. He did not learn about this until the first day of school. The Council explained they did not learn about this until the first day of school as well. Mr. Farrell is especially concerned because his wife and daughter are having difficulty crossing the roads to get to school. He would like to know what can be done to help. Councilman Sylvester explained the crossing guards are part time and not able to stay. Mr. Farrell asked if police officers could monitor the crossing areas. Councilman Sylvester is not happy with this either. The mayor asked if the police chief

could come forward to address this subject. Chief Coppolella came forward to explain the situation. He explained that it would not be possible to have 6 police officers available for the 6 crossing guard spots. He stated they are working on solutions to this problem. They are having discussions with the school on that. He explained expanding the time for the crossing guards is not possible at this time. The mayor stated he is not happy with this situation. Mr. Farrell had other comments on this issue and other issues with the BOE. Councilman Barbero is the Council liaison and will be attending the next BOE meeting. The mayor suggested we may be able to get flashing lights in these areas. Mr. Farrell thanked the Council for their time.

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

Roll Call: 6 Yes

ORDINANCE ADOPTIONS

None presented.

CORRESPONDENCE

None presented.

BOROUGH ADMINISTRATOR REPORT

Rental Registration Report 9/1/26

July 2026 Report

19 rental inspections completed during the month

8 COH resale inspections

Year-to-Date Report

488 rental units issued

461 rental units in-progress* (37 regular units, 424 apartments—just the heights; scheduled to begin inspections in October.) Been continuing with email reminders to the open and non-scheduled units.

9 units not responded yet (still working on summoning the LLCs that haven't responded)

*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

Councilman Nametko stated the finance committee had their first meeting for the 2027 year. He detailed the items discussed at the meeting. One thing is the need for the borough to pump their own gasoline.

He requested the committee members discuss the budget with their department heads. He is asking that anything needed to be purchased be done now instead of at the end of the year.

For the month of August 2026, the Borough had a total income of \$2,742,340.09 as compared to \$2,516,157.94 in 2025.

For the month of August 2026:

Miscellaneous Revenue Not Anticipated (MRNA):

In 2026 the Borough received \$5,266.00 compared to \$6,969.00 in 2025.

Other Licenses/Borough Clerks Fees:

The Borough received \$31,130.12 in 2026 compared to \$36,754.95 in 2025.

State Aid:

In both 2025 and 2026 we receive \$178,511.74 in State Aid.

Grants in Aid:

We didn't receive any Grants in Aid for 2025 or 2026

Taxes Collected:

The Borough collected \$2,380,454.99 in 2026 compared to \$2,253,512.69 in 2025.

Water and Sewer Utility:

The Borough collected \$129,287.32 in 2026 compared to \$17,281.75 in 2025.

Solid Waste Utility:

The Borough collected \$17,689.92 in 2026 compared to \$23,127.81 in 2025.

Total Current Fund Year to Date:

The total Current Fund Income Year to date for 2026 is \$9,328,954.74 as opposed to \$10,128,936.35 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 \$1,114,993.88 as opposed to \$926,955.83 collected in 2025.

Total Solid Waste Utility to Date:

The Solid Waste Utility Income Year to date for 2026 is \$248,414.92 as opposed to \$223,401.00 collected in 2025.

Total of all Funds to Date:

Total collected from all funds Year to date is \$10,692,363.54 in 2026 compared to \$11,279,293.18 in 2025.

Councilman Nametko stated the finance committee will be meeting with all departments to explain what they are doing with their budgets.

He asked about the honor board in the front of the borough hall. He noted that they are a bit short on funds.

Economic Development/Task Force: T. Morton J. Nametko

Councilman Morton reported the following.

- Shop Rite is still ongoing. He gave details.

- Mt. View project is underway. The project will take 2 ½ years.
- Borough assisted the business owner to find funding to open up his ice cream shop.
- Task Force Report – They are looking at the honor roll memorial board- to add names, make it bigger and make it easier to add names in the future with placards. The estimated cost is about \$15,000. Need additional \$7,000 to finish the project. Councilman Morton will forward a rendering of the board to the Council. Hometown banners have been ordered. They will be put out next Memorial Day.
- October 3 fishing contest and Lantern Festival

Public Safety:

J. Sylvester

W. Barbero

(Police, Fire, Rescue)

Councilman Sylvester reported the following:

Police Report

For the month of August:

- 916 calls for service
- Radar log was 114 hours
- 148 interactions with motorists
- 52 summonses were issued.

Training for the month:

Patrolman Armstrong and Lt. Plum attended crossing guard supervision training. And all officers were informed of a recent swatting bomb incident in Morris County. The community activities that they attended were the two feasts of the Assumption and St. Cesario to provide security and also participate in national night out and the concerts at the Drenzo Park.

Last week police took part in a task force for motor vehicle stops and there was a total of 81 stops in NATCOM and 36 summonses were written.

Ambulance Corps

The American Legion Ambulance Corps for the month of June:

36 calls

23 patients were taken to Area Hospital with 19 trips.

Mileage for the month was 594 miles

202 hours and 57 minutes were volunteered by the squad.

Fire Department

For the month of August: 15 calls

11 general alarms, 2 were mutual aid

1 RIC assignment

3 motor vehicle accidents

10 drills

3 administrative details

2 meetings

22 members volunteered a total of 744

At the Boonton parade this past Saturday, the fire department took first for marching. The new truck took first. Color guard got second. And they were the best unit overall in the parade.

Fire Prevention

Fire Prevention Bureau for the month of August:

- 31 inspections
- 30 violations found
- 2 safety permits were received and three were issued.
- 2 penalties issued. One was \$3000 and the money collected was \$1000.
- Three fire department follow ups and one fire investigation.

Dept. of Public

Works & Utilities:

M. Eddy

T. Laureys

Councilman Eddy reported the following:

Repair potholes throughout town. Repaired and maintained catch basins. Clear catch basin tops following storms. Painted parking lines and stop lines throughout town. Looked for a buried manhole at family Ford. Continued servicing police vehicles. Two employees worked approximately 37 hours collecting grass. Two employees also worked approximately 22 hours collecting brush. Set up a truck for brush chipping operations. Cut down trees and remove bushes along Drenzo park shoreline. Policed Main Street and Maple Ave. and town parks for debris on a weekly basis.

Parks and public facilities: opened parks and public bathrooms daily. Installed lights at the Drenzo park playground. Prepared arbolino fields for the feast. Picked up and returned light towers for the feast. Supported preparation and maintenance of town facilities for community events.

Recycling collected town recycling on a Weekly basis, crush and process materials at the recycling center as needed

Water Department: Residential and commercial water meters readings conducted. Required water sampling completed. Utility mark outs performed final water meter readings.

Buildings and grounds completed the following work: One employee worked approximately 80 hours mowing and maintaining town lawns. Clean and maintain

parked and bathrooms as needed. And prepare Direnzo Park for National Night Out. Assisted with ongoing part maintenance and preparation.

It was noted that Netcong pumped 460,400 less gallons in 2026 than 2025.

Recreation: W. Barbero T. Morton

Councilman Barbero reported the following:

The summer concert series has officially concluded. There was a great turnout throughout the season. Wrapped up the series with S' mores night in the park. Members of the Netcong Police Department joined in and made some s'mores with the Community Recreation Committee.

Met with our local sports organizations to review upcoming field usage and make sure schedules are coordinated and not to avoid overlapping or field conflicts.

Met with Morris County Cubs regarding the current contract agreement which they are interested in extending. During that discussion, they mentioned they may be able to secure some funding for new lighting at the baseball field at Arbolino Field. We asked whether the funding would cover the lights, the poles and all that would be needed with it. They said they were going to go find more details about it and get back to us to see if they can secure the funding for that.

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

Councilman Nametko stated we are the only community in the county that recycled more than 50%. It was suggested we thank our residents in the next newsletter.

Councilman Laureys read the following:

For the month of August:

- 19 days of service
- 1112 miles
- 57 stops
- 10 nutrition, one person
- 29 food shopping
- nine meals on wheels
- 32 medical appointments
- 25 other appointments
- 28 people using the service
- 9 cancellations
- 0 denials of service

- 42 units
- 74 hours

Garbage and recycling for August:

62.8 tons of garbage picked up, 12.9 tons of recyclable material picked up and there were 9.43 tons of recycles picked up at the recycling center. And this also included 43 bulk items for the month. So total income year to date 248,414 and change, expenses \$162,008 and change. And in the TREX challenge broke 1,000 pounds. We're at 1,080 pounds of plastics.

OLD BUSINESS

None presented.

NEW BUSINESS

1. Social Affair Permit – Growing Stage Murder Mystery Fundraiser

A Motion to approve the permit was made by Councilman Sylvester and seconded by Councilman Morton.

Roll Call: 6 Yes

PRIVILEGE OF THE FLOOR TO THE COUNCIL

Council President – Listening to the reports - He stated there is a lot of activity that gets accomplished with such a small group of people. We need to thank those who help.

Councilman Morton would like some signs that businesses on Main St. are open during the train track construction. Mr. Blakeslee stated we will be putting out message boards to let everyone know.

Councilman Eddy stated that the DPW is very short staffed. They do a tremendous amount of work with Mr. Hess's leadership. Things are improving all the time. Make sure to thank them.

MAYOR'S COMMENTS

Thank you everyone. What you do is really appreciated

RESOLUTIONS

None presented

PROCLAMATIONS

Mrs. Eckert read the following:

Ovarian Cancer Awareness Month

Whereas ovarian cancer is the fifth leading cause of cancer related death among women in the United States. And the American Cancer Society estimates that in 2026 over 21,000 women will be diagnosed with ovarian cancer and 12,450 deaths are expected from the disease nationwide. and

Whereas a woman's lifetime risk of being diagnosed with ovarian cancer is approximately 1 in 91 and her lifetime risk of dying from the disease is approximately 1 in 143. and

Whereas. Due to vague non-specific symptoms and the absence of a reliable early detection test, the majority of women are diagnosed as stage three or later when the cancer has already spread beyond the ovaries. and

Whereas. Although the five-year survival rate for stage one ovarian cancer exceeds 90%, only 15% of cases are diagnosed at this early stage. For those diagnosed in later stages, the 5 year survival rate drops below 30%. and

Whereas. While screening tools such as mammograms and Pap tests exist for breast and cervical cancers. No equivalent screening tests exist for ovarian cancer, making awareness of symptoms and risk factors essential for early intervention. and

Whereas increased public education about ovarian cancer can help save lives by promoting earlier diagnosis, supporting access to gynecologic oncology care, and encouraging research funding for better detection treatment options. and

Whereas during the month of September, the Borough of Netcong joins survivors, families, healthcare professionals, advocacy organizations and all those committed to raising awareness, remembering lost lives and offering her hope for future with better outcomes and ultimately a cure.

Now Therefore, I, Mayor Still do hereby proclaim September 2026 as Ovarian Cancer Awareness Month in the Borough of Netcong, New Jersey and encourage all residents to participate in awareness activities, wear teal and support and engage in conversations that help save lives and support thousands of families affected by this devastating disease and witness thereof.

ORDINANCE INTRODUCTIONS

1. **Ordinance 2026-23-** To Amend Chapter 276, "Water", of The Code of The Borough of Netcong and Mandating Inspection and Replacement of Lead Service Lines

A Motion to Introduce Ordinance #2026-23 and Read by Title Only was made by Councilman Barbero and seconded by Councilman Eddy.
Roll Call: 6 Yes

A Motion to Pass Ordinance #2026-23 on First Reading was made by Councilman Eddy and seconded by Councilman Laureys.

Roll Call: 6 Yes

2. **Ordinance 2026-24-** Authorizing The Exchange of Lands Between the Borough of Netcong and RSB Netcong, LLC Pursuant to N.J.S.A. 40a:12-16 and the Local Redevelopment and Housing Law, N.J.S.A. 40a:12a-1 Et Seq.

A Motion to Introduce Ordinance #2026-24 and Read by Title Only was made by Councilman Sylvester and seconded by Councilman Morton.

Roll Call: 6 Yes

A Motion to Pass Ordinance #2026-24 on First Reading was made by Councilman Sylvester and seconded by Councilman Morton.

Roll Call: 6 Yes

3. **Ordinance 2026-25-** To Amend Chapter 22, "Fire Department," § 22-4, "Requisites for Membership in Department," of The Code of The Borough of Netcong to Establish Criminal Record Qualifications for Membership in The Netcong Fire Department

A Motion to Introduce Ordinance #2026-25 and Read by Title Only was made by Councilman Sylvester and seconded by Councilman Barbero.

Roll Call: 6 Yes

A Motion to Pass Ordinance #2026-25 on First Reading was made by Councilman Sylvester and seconded by Councilman Barbero.

Roll Call: 6 Yes

4. **Ordinance 2026-26-** Amending Chapter 80, "Solid Waste and Recycling Service Charges," Section 80-6, "Payment of Service Charge," of The Code of The Borough of Netcong to Amend the Quarterly Due Dates and Grace Period
A Motion to Introduce Ordinance #2026-26 and Read by Title Only was made by Councilman Laureys and seconded by Councilman Eddy.
Roll Call: 6 Yes

A Motion to Pass Ordinance #2026-26 on First Reading was made by Councilman Laureys and seconded by Councilman Eddy.

Roll Call: 6 Yes

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

Chris Farrell, 8 Cross St., is hoping Mr. Bucco can explain why our police officers could not do the crosswalk duty in crosswalks as plain clothes officers issuing summons'. He wanted to know why the state did not let us follow this. The chief will investigate.

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

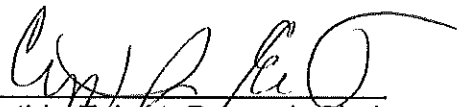
CLOSED SESSION

None this evening.

ADJOURNMENT

A Motion to Adjourn the Meeting was made by Councilman Sylvester, seconded by Councilman Eddy and moved by unanimous voice vote at 8:55PM.
Roll Call: 6 Yes

Respectfully Submitted,


Cynthia Eckert, Borough Clerk

**AN ORDINANCE TO AMEND CHAPTER 276, "WATER",
OF THE CODE OF THE BOROUGH OF NETCONG AND MANDATING INSPECTION
AND REPLACEMENT OF LEAD SERVICE LINES**

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 276, "Water" of the Code of the Borough of Netcong shall be amended by the inclusion of the following additional Section 276-22 which shall be entitled "Mandatory Inspection and Replacement of Lead Service Lines" and shall read, in its entirety, as follows:

§276-22. Mandatory Inspection and Replacement of Lead Service Lines

A. Lead Service Lines Prohibited. It is hereby established that the existence of Lead Service Lines are strictly prohibited in the Borough of Netcong.

B. Access to Private Property to Perform Lead Service Line Inspection

1. In accordance with N.J.S.A. 58:12A-39 the Borough is responsible to access private property to perform a lead service line inspection provided that owner and any residents of the property have received not less than 72 hours' notice unless an emergency exists. Notice may be in person or, if not able to be reached, by mail or posting a written notice on the property.
2. The Owner shall provide the Borough or a contractor with access to the property to verify the existence or absence of a lead service line
3. Exclusion from Requirement; Proof Required. A property owner may be excluded from the mandatory inspection of its service line by

providing the Borough by providing written proof from a licensed and certified plumber that it does not have a lead service line on its property and/or that the lead service line was previously removed and replaced.

4. Failure to Provide Access to Private Property. If the owner of the property is inaccessible or otherwise denies access to the property to enable the inspection or provide proof that it does not have lead piping, the Borough shall issue a Refusal of Access Notice and proceed with any of the following actions:

- a. The Borough may commence an action in the Superior Court of New Jersey to gain access to the property, naming the owner and occupants as defendants.
- b. No certificate of occupancy, temporary certificate of occupancy, continued certificate of occupancy, rental registration, Certificate of Habitability, Zoning Permit, Street Opening Permit, Sign Permit Business Change of Occupancy or any other permit issued by the Borough that is not mandated by State statute shall be issued by the Borough for property upon which the Borough has been denied access. Upon access being granted, remediation occurring, and/or agreement to participate in the Borough lead service line replacement program, the above referenced documents shall be issued.
- c. A penalty as provided in Section 276-21 for a violation of this Chapter may be issued to the property owner. Each day the Borough is denied access shall constitute a separate offense.

C. The owner of any dwelling, building or structure serviced by a lead service line is required to replace the lead service line on their property. The

owner of the dwelling, building or structure shall replace their lead service line by any of the following methods:

1. Signing up for the Lead Service Line Replacement Program offered by the Borough and allowing contractors to access their property to conduct the replacement. The contractor will provide the owner with a Right of Entry form for completion. The Right of Entry form will provide the contractor with access to the property to verify the existence of a lead service line; or

2. Replacing the lead service line on their own and at their own expense. If an owner selects this option, then replacement must be completed within 90 days of effective date of this chapter. An extension of time may be granted where the owner can demonstrate, to the Borough, that a good faith effort has been made to comply with the chapter. An owner is required to provide the Borough with proof that the lead service line has been replaced. Proof must include at a minimum: a permit issued by the Borough to a licensed plumber authorized to do the work; an invoice from the contractor who completed the work; a copy of the estimate along with any report of the work completed, and an inspection report from the Borough verifying the removal.

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

SECTION 3. All Ordinances of the Borough of Netcong, which are inconsistent with the provision 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 portion of this Ordinance.

SECTION 5. This Ordinance shall take effect immediately upon final passage, approval 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 10th day of September, 2026 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 8th day of October, 2026 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.

ATTEST:

By: _____
Elmer M Still, Mayor

Cynthia Eckert, Borough Clerk

Introduced:

Adopted:

BOROUGH OF NETCONG

MORRIS COUNTY, NEW JERSEY

**AN ORDINANCE OF THE BOROUGH OF NETCONG, COUNTY OF MORRIS, STATE
OF NEW JERSEY AUTHORIZING THE EXCHANGE OF LANDS BETWEEN THE
BOROUGH OF NETCONG AND RSB NETCONG, LLC PURSUANT TO N.J.S.A.
40A:12-16 AND THE LOCAL REDEVELOPMENT AND HOUSING LAW, N.J.S.A.
40A:12A-1 ET SEQ.**

ORDINANCE #2026-24

WHEREAS, RSB Netcong, LLC ("Developer") is the owner of certain real property known as 48 Main Street and designated as Block 15, Lot 31.01 (previously comprised of Lots 29, 30, 31, 32 and 33 in Block 15) on the tax map of the Borough of Netcong (the "Borough"), in the County of Morris (the "County") and the State of New Jersey (the "Property"); and

WHEREAS, by Resolution 2023-71 adopted by the Council of the Borough of Netcong (the "Borough Council") on July 13, 2023, the Property was designated an area in need of rehabilitation in accordance with the provisions of the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (the "Redevelopment Law"); and

WHEREAS, by Ordinance No. 2024-02 adopted on February 8, 2024, the Borough Council adopted "Redevelopment Plan For Block 15, Lots 29, 30, 31, 32, & 33 Netcong, New Jersey," dated December 2023 and prepared by Phillips Preiss Grygiel Leheny Hughes LLC (the "Redevelopment Plan"); and

WHEREAS, the Developer secured site plan approval from the Borough of Netcong Planning Board to construct a residential development of 50 units, including eight (8) affordable units; and

WHEREAS, the Borough owns various lots and blocks adjoining the Property and has determined that, in order to correct the lot lines along the Property, it is in the best interest of the Borough to exchange a portion of the land owned by the Borough for portions of land owned by the Developer. The portion of land owned by the Borough totals 580 square feet and is shown on the Right of Way Dedication/Lot Consolidation Plan, prepared by Lapatka Associates, Inc., dated May 13, 2024, incorporated herein and attached hereto as Exhibit A (the "Consolidation Plan"); and

WHEREAS, the portion of Developer's land which is to be exchanged with the Borough totals 934 square feet and is shown on the Consolidation Plan, incorporated herein and attached hereto as Exhibit A; and

WHEREAS, pursuant to N.J.S.A. 40A:12-16, a municipality may exchange lands with a private owner if said exchange is in the best interest of the municipality; and

WHEREAS, there is no assignable value to the portion of Borough-owned land to be exchanged with Developer, and the Borough will receive an additional approximately 354 square feet of land through the exchange; and

WHEREAS, in accordance with the Redevelopment Law, the Borough may convey property, subject to a redevelopment plan, to Developer without public bidding and at such prices and terms it deems reasonable, N.J.S.A. 40A:12A-8(g), and acquire property in a redevelopment area from the Developer as the Borough deems necessary or proper, N.J.S.A. 40A:12A-22(i); and

WHEREAS, the Borough has determined that for purposes of correcting the lot lines, it is necessary and in the best interest of the Borough to affect the exchange of the portions of lands between the Borough and the Developer.

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

1. This ordinance authorizes the exchange of said lands, as shown on Exhibit A, pursuant to N.J.S.A. 40A:12-16, N.J.S.A. 40A:12A-8(g), and N.J.S.A. 40A:12A-22(i) between the Borough of Netcong and RSB Netcong, LLC.
2. Upon the adoption of this ordinance, the Mayor, Borough Clerk, and Borough Professionals, be and are hereby authorized to execute any and all documents necessary to implement the intent of this ordinance.
3. If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held to be invalid or unconstitutional by a Court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions hereof.
4. This ordinance shall take effect after second reading 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 10th day of September, 2026 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 8th day of October, 2026 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.

DATE: _____

Elmer Still, Mayor

INTRODUCED:
ADOPTED:

ATTEST:

Cynthia L. Eckert
Borough of Netcong

AN ORDINANCE AMENDING CHAPTER 22, "FIRE DEPARTMENT," OF THE CODE OF THE BOROUGH OF NETCONG TO ESTABLISH CRIMINAL RECORD QUALIFICATIONS FOR MEMBERSHIP IN THE NETCONG FIRE DEPARTMENT

WHEREAS the Borough of Netcong maintains the Netcong Fire Department pursuant to Chapter 22 of the Code of the Borough of Netcong; and

WHEREAS § 22-4 of Chapter 22 establishes the qualifications for membership in the Netcong Fire Department; and

WHEREAS § 22-5 of Chapter 22 requires applicants for membership to submit to a criminal history search and authorizes the Netcong Borough Police Department to obtain criminal history record information concerning applicants; and

WHEREAS the Borough Council finds that persons serving as members of the Netcong Fire Department perform important public safety functions and that appropriate standards concerning criminal convictions are necessary to protect the public, the members of the Fire Department, and the integrity of the Department; and

WHEREAS the Borough Council has reviewed the membership provisions of the Borough of Netcong, including the provisions establishing criminal conviction restrictions for applicants for membership in its Fire Department; and

WHEREAS the Borough Council desires to establish similar criminal record qualifications for applicants seeking membership in the Netcong Fire Department;

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

SECTION 1. Chapter 22, "Fire Department," § 22-4, "Requisites for membership in Department," of the Code of the Borough of Netcong shall be amended by the addition of new Subsection C "Criminal Record Qualifications" which shall read, in its entirety, as follows:

C. Criminal record qualifications.

No person shall be appointed to or become a member of the Netcong Fire Department unless he or she:

(1) Has not been convicted of any criminal offense involving moral turpitude, or any criminal offense involving a violation of N.J.S.A. 2C:17-1, concerning arson and related offenses; N.J.S.A. 2C:33-3, concerning false public

alarms; N.J.S.A. 2C:35-1 et seq., concerning the Comprehensive Drug Reform Act of 1987; or N.J.S.A. 2C:36-1, concerning drug paraphernalia.

(2) For purposes of determining compliance with this subsection, each applicant shall be subject to the criminal history investigation and background check requirements established in § 22-5 of this chapter. A member of the Police Department, designated by the Chief of Police, shall conduct the criminal history search of each applicant and any conviction shall be disclosed to the Fire Chief and Borough Administrator.

(3) Nothing contained in this subsection shall be construed to limit or supersede any disqualification, eligibility requirement, or other restriction imposed by applicable federal or state law.

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

SECTION 3. All Ordinances of the Borough of Netcong, which are inconsistent with the provision 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 portion of this Ordinance.

SECTION 5. This Ordinance shall take effect immediately upon final passage, approval 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 10th day of September, 2026 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 8th day of October, 2026 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:

ADOPTED:

Attest:

Cynthia Eckert, Borough Clerk

EFFECTIVE DATE:

ORDINANCE NO. 2026-26

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

**AN ORDINANCE AMENDING CHAPTER 80, "SOLID WASTE AND RECYCLING UTILITY,"
SECTION 80-6, "PAYMENT OF SERVICE CHARGE," OF THE CODE OF THE BOROUGH OF
NETCONG TO AMEND THE QUARTERLY DUE DATES AND GRACE PERIOD**

WHEREAS, the Borough Council of the Borough of Netcong has determined that it is in the best interest of the Borough and its solid waste utility customers to revise the quarterly due dates for payment of solid waste service charges; and

WHEREAS, the Borough Council further desires to provide a fifteen-day grace period for payment of such charges before the same become subject to interest or other applicable charges;

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

SECTION 1. Amendment to Chapter 80-6

Chapter 80, "Solid Waste and Recycling Service Charges," Section 80-6, "Payment of service charge," of the Code of the Borough of Netcong is hereby amended to read as follows:

§ 80-6. Payment of service charge.

A. The annual service charge shall be divided into four equal installments, which shall be due and payable on **January 1, April 1, July 1 and October 1** of each year.

B. A **fifteen-day grace period** shall be allowed for payment of each installment. Any installment not paid within fifteen (15) days of the applicable due date shall be subject to interest and other charges as provided by the Code of the Borough of Netcong and applicable law.

C. Nothing contained herein shall be construed to alter any other provision of this chapter concerning the collection, enforcement, lien, interest or other charges applicable to unpaid sewer service charges.

SECTION 2. Repealer

All ordinances or parts of ordinances inconsistent with this Ordinance are, to the extent of such inconsistency, repealed.

SECTION 3. Severability

If any section, subsection, paragraph, sentence, clause or phrase of this Ordinance shall be declared invalid or unenforceable by a court of competent jurisdiction, such determination shall not affect the remaining portions of this Ordinance, which shall remain in full force and effect.

SECTION 4. Effective Date

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 10th day of September, 2026 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 8th day of October, 2026 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.

ATTEST:

Cynthia Eckert, Borough Clerk

By:

Elmer Still, Mayor

Introduced:

Adopted: