



Netcong Borough Planning Board
23 Maple Ave
Netcong, NJ 07857
973-347-0252
973-347-3020 (fax)

Meeting Minutes
February 26, 2024

CALL TO ORDER:

Mrs. Vervaet called the meeting to order at 7:30pm.

FLAG SALUTE:

Mrs. Vervaet led everyone in a flag salute.

OPEN PUBLIC MEETING ACT NOTICE:

The Board Secretary read the following into the record:

Adequate notice of this meeting as defined by the "Open Public Meetings Act" has been provided by posting a notice of said meeting in the space provided for such announcements at the Borough Hall on January 23, 2024, publishing a notice in the Daily Record, the official newspaper of the Borough on January 29, 2024, and filing a notice with the Clerk of the Borough of Netcong on January 23, 2024.

OATH OF OFFICE: Jerry Stevens, Brian Shubert, Brett Conrads.

Mr. Brigliadoro swore in Mr. Stevens, Mr. Shubert and Mr. Conrads as Planning Board Members.

ROLL CALL:

Elmer Still, Mayor – Present

Wayne Anthony – Absent

Joseph Albensi – Present

David Benson – Present

Frank Cautero – Present

Jerry Stevens – Present

Ben Dellamo – Absent

Kelly Stephens – Present

Brian Shubert – Present
Brett Conrads - Present
Theresa Vervaet – Present

ALSO PRESENT:

Richard Brigliadoro, Esq.
Stephanie Pizzulo, Secretary

MINUTES: January 22,2024, January 22, 2024, Executive Session

A motion to approve the minutes of the January 22, 2024, meeting was made by Mayor Still and seconded by Mr. Albensi. Roll Call: Elmer Still – yes, Joseph Albensi – yes, David Benson – yes, Frank Cautero – yes, Kelly Stephens – yes, Theresa Vervaet – yes. Motion carried.

A motion to approve the minutes of the January 22,2024 executive session was made by Mayor Still and seconded by Ms. Stephens. Roll Call: Elmer Still – yes, Joseph Albensi – yes, David Benson – yes, Frank Cautero – yes, Kelly Stephens – yes, Theresa Vervaet – yes. Motion carried.

CORRESPONDENCE:

1.) From: Morris County Planning Board
Re: Meeting Minutes January 2024

2.) From: Ralph Blakeslee, Administrator
Re: February Monthly Report

A motion to accept the correspondence was made by Mr. Albensi and seconded by Mr. Benson. Roll Call: Elmer Still – yes, Joseph Albensi – yes, David Benson – yes, Frank Cautero – yes, Jerry Stevens – yes, Kelly Stephens – yes, Brett Conrads – yes, Brian Shubert – yes, Theresa Vervaet – yes. Motion carried.

RESOLUTIONS:

1.) An Ordinance Adopting a Redevelopment Plan Pursuant to the Local Redevelopment and Housing Law N.J.S.A. 40A:12A-1, ET SEQ. for Property Located at Block 15, Lots 29, 30, 31, 32 and 33.

A motion to adopt resolution 2024-07 was made by Mayor Still and seconded by Mr. Benson. Roll Call: Elmer Still – yes, Joseph Albensi – no, David Benson – yes, Frank Cautero – yes, Kelly Stephens – yes, Theresa Vervaet – yes. Motion carried.

ORDINANCES: None.

APPLICATIONS:

1.) Prism Holdings, LLC B: 18 L: 4 Application # 24-1
Conforming conditional use for a billboard.

Mr. Brigliadoro said the Board had received a communication from the applicant's attorney requesting that the matter be carried to March 25, 2024, without any additional notice to the public because the applicant was not ready to proceed before the Board this evening.

A motion to carry the hearing to March 25, 2024, without further notice was made by Mayor Still and seconded by Ms. Stephens. Roll Call: Elmer Still – yes, Joseph Albensi – yes, David Benson – yes, Frank Cautero – yes, Jerry Stevens – yes, Kelly Stephens – yes, Brett Conrads – yes, Brian Shubert – yes, Theresa Vervaet – yes. Motion carried.

BILLS:

Company	Purpose	Amount	Paid By
Weiner Law Group	Legal	\$1,156.00	Budget
Weiner Law Group	Litigation	\$ 690.00	Budget

A motion to pay the bills was made by Mr. Stevens and seconded by Mr. Cautero. Roll Call: Elmer Still – yes, Joseph Albensi – yes, David Benson – yes, Frank Cautero – yes, Jerry Stevens – yes, Kelly Stephens – yes, Brett Conrads – yes, Brian Shubert – yes, Theresa Vervaet – yes. Motion carried.

OLD BUSINESS:

Mayor Still asked for clarification on the Prism application. Mr. Brigliadoro said the Board could not get into the merits of the application. He said Prism has filed an application, which would settle litigation, which is currently pending in the applet division. He said the application that has been submitted conforms to the ordinance that was adopted by the Mayor and Council. He said the Mayor and Council made billboards a conditionally permitted use. He said the applicant has indicated that they comply with the ordinance, and the Board has a report from the Board Engineer that indicates that the application is in compliance the ordinance. If the Board approves the application, it would result in the litigation being concluded.

NEW BUSINESS: None.

A member of the public said she had a Planning Board question. Mrs. Vervaet said the Board does not open the meeting to the public unless there is a witness for a hearing. The member of the public was concerned about the Redevelopment Plan proposed for Main Street. The member of the public asked how the public is notified of the redevelopment area. Mr. Briigliadoro said the application for the Redevelopment Plan has not been presented to the Board yet. He said once it is presented, the public has the right to attend, ask question and make statements. He said the applicant would notify the property owners within 200 feet. The member of the public asked about the steps in the redevelopment process. Mr. Briigliadoro explained the steps of the redevelopment process to the Board and public. He said the process starts when the Mayor and Council believe that an area of the town should be redeveloped as an Area in Need of Redevelopment. He said the first step is to commission a Planner to do a preliminary investigation or study. He said there are certain requirements under the Local Redevelopment and Housing Law that needs to be satisfied in order to declare an area in need of redevelopment. He said once the study is completed, it is presented to the Planning Board, which makes a recommendation to the Mayor and Council that the area should be designated as an area in need of redevelopment. If the Mayor and Council agree, then they notify the Department of Community Affairs. Then the Planner works with the Town and prepares a Redevelopment Plan, which is the ordinance that governs that area. Once the Redevelopment Plan is prepared, the Mayor and Council introduces it and then refers it to the Planning Board to determine if it is consistent with the Master Plan. The consistency determination goes back to the Mayor and Council who then adopt the Plan. The Plan is now the ordinance. The developer would then prepare a site plan with what the Redevelopment Plan provides for, a public hearing is then scheduled and that is when the notice goes into the newspaper and the notice goes to all of the residents within 200 feet of the property.

The member of the public was very appreciative of the explanation. Mr. Albensi said the Council would have the second reading of the Plan at its March meeting.

ADJOURNMENT:

With no further business to come before the Board, a motion to adjourn was made by Mayor Still at 7:50pm. It was seconded by Mr. Stevens and passed with everyone saying aye.

Respectfully submitted,
/s/ Stephanie Pizzulo

Stephanie Pizzulo
Planning Board Administrator