



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

Meeting Minutes
January 22, 2024

REORGANIZATION MEETING:

CALL TO ORDER:

The Board Secretary called the meeting to order at 7:30 pm.

FLAG SALUTE:

The Board Secretary 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 24, 2023, publishing a notice in the Daily Record, the official newspaper of the Borough on February 1, 2023, and filing a notice with the Clerk of the Borough of Netcong on January 24, 2023.

OATH OF OFFICE: Elmer Still, Wayne Anthony, Joseph Albensi, Ben Dellamo, Jerry Stevens.

Mr. Brigliadoro swore in Mayor Elmer Still, Mr. Wayne Anthony, Mr. Joseph Albensi, and Mr. Ben Dellamo.

ROLL CALL:

Elmer Still, Mayor – Present
Wayne Anthony – Present
Joseph Albensi – Present
David Benson – Present

Frank Cautero – Present
Jerry Stevens – Absent
Ben Dellamo – Present
Theresa Vervaet – Present
Kelly Stephens – Present

ALSO PRESENT:

Richard Brigliadoro, Esq.
Stephanie Pizzulo, Secretary

APPOINTMENTS:

Appointment of Board Chairperson for the Year 2024:

A motion to appoint Mrs. Vervaet as Board Chair for the year 2024 was made by Mr. Dellamo and seconded by Ms. Stephens. Roll Call: Elmer Still – yes, Wayne Anthony – yes, Joseph Albensi – yes, David Benson – yes, Frank Cautero – yes, Ben Dellamo – yes, Theresa Vervaet – abstain, Kelly Stephens – yes. Motion carried.

Appointment of the Vice Chair for the year 2024:

A motion to appoint Mr. Wayne Anthony as Board Vice Chair for the year 2024 was made by Mayor Still and seconded by Mr. Dellamo. Roll Call: Elmer Still – yes, Wayne Anthony – yes, Joseph Albensi – yes, David Benson – yes, Frank Cautero – yes, Ben Dellamo – yes, Theresa Vervaet – yes, Kelly Stephens – yes. Motion carried.

Appointment of Board Secretary for the year 2024:

A motion to appoint Mrs. Pizzulo as Board Secretary for the year 2024 was made by Mr. Dellamo and seconded by Mr. Anthony. Roll Call: Elmer Still – yes, Wayne Anthony – yes, Joseph Albensi – yes, David Benson – yes, Frank Cautero – yes, Ben Dellamo – yes, Theresa Vervaet – yes, Kelly Stephens – yes. Motion carried.

Appointment of the Board Attorney for the Year 2024:

Appointment of the Board Engineer for the Year 2024:

Appointment of the Board Planner for the Year 2024:

A motion to appoint Mr. Brigliadoro, Esq. of the firm Weiner Law Group as Board Attorney for the year 2024 and appoint Ms. Samantha Anello, PE of the firm Mott MacDonald as Board Engineer for the year 2024 and appoint Mr. Paul Phillips, PP of the firm Phillips, Preiss, Grygiel, Leheny & Hughes, LLC as the Board Planner for the year 2024 was made by Mayor Still and seconded by Mr. Albensi. Roll Call: Elmer Still – yes, Wayne Anthony – yes, Joseph Albensi – yes, David Benson – yes, Frank Cautero – yes, Ben Dellamo – yes, Theresa Vervaet – yes, Kelly Stephens – yes. Motion carried.

RESOLUTIONS:

1.) Resolution 2024-01 – Authorizing the Award of Contracts for Professional Services

A motion to approve resolution 2024-01 Authorizing the Award of Contracts for Professional Services was made by Mr. Anthony and seconded by Mayor Still. Roll Call: Elmer Still – yes, Wayne Anthony – yes, Joseph Albensi – yes, David Benson – yes, Frank Cautero – yes, Ben Dellamo – yes, Theresa Vervaet – yes, Kelly Stephens – yes. Motion carried.

2.) Resolution 2024-02 – Schedule of Meeting Dates

A motion to approve resolution 2024-02 approving the Schedule of Meeting Dates was made by Mr. Dellamo and seconded by Mr. Cautero. Roll Call: Elmer Still – yes, Wayne Anthony – yes, Joseph Albensi – yes, David Benson – yes, Frank Cautero – yes, Ben Dellamo – yes, Theresa Vervaet – yes, Kelly Stephens – yes. Motion carried.

3.) Resolution 2024-3 – Designation of Official Newspaper to Receive Notices

A motion to approve resolution 2024-03 authorizing the Designation of Official Newspaper was made by Mayor Still and seconded by Mr. Albensi. Roll Call: Elmer Still – yes, Wayne Anthony – yes, Joseph Albensi – yes, David Benson – yes, Frank Cautero – yes, Ben Dellamo – yes, Theresa Vervaet – yes, Kelly Stephens – yes. Motion carried.

REGULAR MEETING:

MINUTES: December 18, 2023

A motion to approve the minutes of the December 18, 2023 meeting was made by Mr. Albensi and seconded by Mr. Benson. Roll Call: Elmer Still – abstain, Wayne Anthony – abstain, Joseph Albensi – yes, David Benson – yes, Frank Cautero – yes, Ben Dellamo – abstain, Theresa Vervaet – yes, Kelly Stephens – abstain. Motion carried.

CORRESPONDENCE:

1.) From: Cynthia Eckert, Borough Clerk

Re: Resolution 2024-1 – Borough Council’s Appreciation of Volunteers

2.) From: Ralph Blakeslee, Borough Administrator

Re: Administrator’s January Report

3.) From: County of Morris, DPW

Re: Application Submitted to NJDEP by Mosquito Control

A motion to accept the correspondence was made by Mr. Anthony and seconded by Ms. Stephens. Roll Call: Elmer Still – yes, Wayne Anthony – yes, Joseph Albensi – yes, David Benson – yes, Frank Cautero – yes, Ben Dellamo – yes, Theresa Vervaet – yes, Kelly Stephens – yes. Motion carried.

CLOSED SESSION:

1.) Prism Holdings, LLC

A motion to adopt resolution 2024-04 and to go into executive session was made by Mayor Still and seconded by Mr. Albensi. Roll Call: Elmer Still – yes, Wayne Anthony – yes, Joseph Albensi – yes, David Benson – yes, Frank Cautero – yes, Ben Dellamo – yes, Theresa Vervaet – yes, Kelly Stephens – yes. Motion carried.

A motion to come out of executive session was made by Mr. Anthony and seconded by Mayor Still. Roll Call: Elmer Still – yes, Wayne Anthony – yes, Joseph Albensi – yes, David Benson – yes, Frank Cautero – yes, Ben Dellamo – yes, Theresa Vervaet – yes, Kelly Stephens – yes. Motion carried.

RESOLUTIONS:

1.) Ordinance 2023-24

An Ordinance to Amend Chapter 194 “Land Development Procedures” of the Code of the Borough of Netcong

A motion to find Ordinance 2023-24 to amend Chapter 194 “Land Development Procedures” of the code of Netcong consistent with the Master Plan was made by Mayor Still and seconded by Ms. Stephens. Roll Call: Elmer Still – yes, Wayne Anthony – abstain, Joseph Albensi – yes, David Benson – yes, Frank Cautero – no, Ben Dellamo – no, Kelly Stephens – yes, Theresa Vervaet – yes. Motion carried.

ORDINANCES:

1.) Ordinance 2024-02

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 find Ordinance 2024-02 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 to be consistent with the Master Plan was made by Mayor Still and seconded by Ms. Stephens. Roll Call: Elmer Still – yes, Wayne Anthony – yes, Joseph Albensi – yes, David Benson – yes, Frank Cautero – yes, Ben Dellamo – yes, Kelly Stephens – yes, Theresa Vervaet – yes. Motion carried.

APPLICATIONS: None.

BILLS: None.

OLD BUSINESS: None.

NEW BUSINESS: None.

ADJOURNMENT:

With no further business to come before the Board, a motion to adjourn was made by Mr. Anthony. It was seconded by Ms. Stephens and passed with everyone saying aye.

Respectfully submitted,
/s/ Stephanie Pizzulo

Stephanie Pizzulo
Planning Board Administrator