Netcong Borough Planning Board
23 Maple Ave, Netcong, NJ 07857
Meeting Minutes
June 23, 2025 - 7:00pm

CALL TO ORDER:
Mrs. Vervaet called the meeting to order at 7:00pm.

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 29, 2025, publishing a notice in the Daily Record, the official newspaper of the Borough on February 2, 2025, and filing a notice with the Clerk of the Borough of Netcong on January 29, 2025.

ROLL CALL:
Elmer Still, Mayor – Absent
Wayne Anthony – Present
Joseph Nametko – Present
David Benson – Present
Jerry Stevens – Present
Kelly Stephens – Absent
Brian Shubert – Present
Brett Conrads – Present
John Parks – Present
Kate Koeberl-Trackim - Absent
Theresa Vervaet – Present

ALSO PRESENT:
Richard Brigliadoro, Esq.
Stephanie Pizzulo, Secretary
Elizabeth Leheny, PP

MINUTES: May 19, 2025.

A motion to approve and place on file, the minutes of the May 19, 2025 meeting was made by Mr. Anthony and seconded by Mr. Shubert. Roll Call: Wayne Anthony – yes, Joseph Nametko – yes, David Benson – yes, Brian Shubert – yes, Brett Conrads – yes, Theresa Vervaet – yes. Motion carried.

CORRESPONDENCE:

1.) From: Ralph Blakeslee, Administrator
Re: Administrator's May 2025 Report

2.) From: Morris County Planning Board
Re: Site Plan Report – Mountain View at Netcong Urban Renewal

A motion to accept the correspondence was made by Mr. Nametko and seconded by Mr. Benson. Roll Call: Wayne Anthony – abstain, Joseph Nametko – yes, Jerry Stevens – yes, David Benson – yes, Brett Conrads – yes, Brian Shubert – yes, John Parks – yes, Theresa Vervaet – yes. Motion carried.

HEARINGS:

<u>1.) Fourth Round Housing Element and Fair Share Plan, The Borough of Netcong, NJ</u>
Netcong Borough's plan to address its 2025-2035 obligation to provide its fair share of the regional need for affordable housing.

Mr. Brigliadoro swore in Ms. Elizabeth Leheny, PP, AICP with Phillips, Preiss, Grygiel, Leheny, Keller, LLC. Ms. Leheny gave her qualifications which were accepted by the Board.

Ms. Leheny reference the document she drafted entitled "Fourth Round Housing Element and Fair Share Plan, The Borough of Netcong, NJ." She explained that the plan had required information and said Netcong was in a good position and has approved projects to address their obligation. She explained the State required that the Fourth Round Housing Element was to be adopted by June 30, 2025. There was a very tight timeline in the Affordable Housing Act and so far, all required dates have been adhered to by Netcong. Ms. Leheny said the plan included the required demographics and housing stock information. She said Netcong is in a good position because they are not proposing anything new; everything that has already been approved is being used to address the obligation. She said they did go before the judge to try to lower the number however; the New Jersey Builders Association objected and after some back and forth, they agreed on 38 units. She said she did a vacant land adjustment and because Netcong is in the process of becoming a Highlands Center they were able to use some of the Highland's regulations in the calculations. Netcong got the developable land down to about 3 acres. After the calculations, it was determined Netcong's obligation is 10 affordable units over the next ten years. Ms. Leheny said there are a number of projects that have been approved or completed such as Crown Walk, Crown Point, Allen Hill Mannor, St. Michaels, and the Block 15 redevelopment. Netcong can show they have provided enough units for the third round which is required for the fourth round. She said Netcong is not suggesting any new zoning, any new overlays or any new projects as they can meet their obligation without doing any of this.

Mr. Nametko noted that the plan did not include the Ledgewood Ave. apartment project which would add at least one affordable unit.

Mr. Anthony asked if there would be a fifth round to which Ms. Leheny said in ten years there would be. Ms. Leheny said the plan needs to be adopted by June 30, 2025, and then developers have until August 31, 2025 to object. If there is an objection, Netcong has three months to respond and if nobody objects, the entire process should be done by March 15, 2026.

Mrs. Vervaet opened the meeting to the public. With no public present, the meeting was closed to the public.

Mr. Brigliadoro advised the Board should make one motion to approve the plan and adopt the memorializing resolution.

RESOLUTIONS:

1.) Borough of Netcong Planning Board Housing Element and Fair Share Plan 2025 (Fourth Round)
A resolution approving and adopting the Fourth Round Housing Element and Fair Share Plan as an amendment to The Borough of Netcong Master Plan.

A motion to approve the Housing Element and Fair Share Plan as presented and to adopt the memorializing resolution in the matter of the Borough of Netcong Planning Board Housing Element and Fair Share Plan 2025 (Fourth Round) was made by Mr. Nametko and seconded by Mr. Conrads. Roll Call: Wayne Anthony – yes, Joseph Nametko – yes, Jerry Stevens – yes, David Benson – yes, Brett Conrads – yes, Brian Shubert – yes, John Parks – yes, Theresa Vervaet – yes. Motion carried.

BILLS:

Company	**Purpose**	**Amount**	**Paid By**
Weiner Law Group	Legal	$340.00	Budget
Weiner Law Group	83 Main Street	$85.00	Applicant's Escrow
Weiner Law Group	Legal	$340.00	Budget
Weiner Law Group	83 Main Street	$187.00	Applicant's Escrow
Weiner Law Group	Urban Renewal – Shop Rite	$68.00	Applicant's Escrow
Phillips Preiss Grygiel	83 Main Street	$82.50	Applicant's Escrow
French & Parello Assoc.	Rock Solid Built, LLC	$140.00	Applicant's Escrow

A motion to pay the bills was made by Mr. Anthony and seconded by Mr. Benson. Roll Call: Wayne Anthony – yes, Joseph Nametko – yes, Jerry Stevens – yes, David Benson – yes, Brett Conrads – yes, Brian Shubert – yes, John Parks – yes, Theresa Vervaet – yes. Motion carried.

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 Mr. Conrads and passed with everyone saying aye. The meeting ended at 7:14 p.m.

Respectfully submitted,
/s/ *Stephanie Pizzulo*
Stephanie Pizzulo
Planning Board Administrator