**Netcong Borough Planning Board**
**23 Maple Ave, Netcong, NJ 07857**
**Meeting Minutes**
**March 24, 2025 - 7:00pm**

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**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 – Present
Wayne Anthony – Present
Joseph Nametko – Present
David Benson – Excused
Jerry Stevens – Absent
Kelly Stephens – Present
Brian Shubert – Present
Brett Conrads – Present
John Parks – Present (7:07pm)
Kate Koeberl-Trackim - Present
Theresa Vervaet – Present

**ALSO PRESENT:**
Richard Brigliadoro, Esq.
Denis Keenan, PE
Stephanie Pizzulo, Secretary

**MINUTES:** January 27, 2025.

A motion to approve the minutes of the January 27, 2025, meeting was made by Mr. Anthony and seconded by Mayor Still. Roll Call; Elmer Still – yes, Wayne Anthony – yes, Joseph Nametko – yes, Kelly Stephens – yes, Brian Shubert – yes, Brett Conrads – yes, Kate Koeberl-Trackim – yes, Theresa Vervaet – yes. Motion carried.

**CORRESPONDENCE:**

1.) From: Morris County Planning Board
Re: January 2025 Minutes

2.) From: Ralph Blakeslee, Administrator
Re: February 2025 Report

3.) From: Ralph Blakeslee, Administrator
Re: March 2025 Report

4.) From: Morris County Planning Board
Re: Rock Solid Built, LLC – Site Plan Report

A motion to accept the correspondence was made by Ms. Stephens and seconded by Mr. Anthony. Roll Call; Elmer Still – yes, Wayne Anthony – yes, Joseph Nametko – yes, Kelly Stephens – yes, Brian Shubert – yes, Brett Conrads – yes, Kate Koeberl-Trackim – yes, Theresa Vervaet – yes. Motion carried.

**RESOLUTIONS:** None.

**APPLICATIONS: (Completeness Only)**

1.) 83 Main Street, LLC

*The proposed project is a rehabilitation of an existing warehouse into nine (9) residential units. The townhouses will have (1) three-bedroom unit, (7) two-bedroom units and (1) one-bedroom unit. The proposed building will have (12) new parking spaces.*

Mayor Still and Mr. Nametko stepped down for this matter and left the dais.

Mr. Keenan went over his report dated March 14, 2025. He felt there was not enough information to make an informed decision. He recommended the application be deemed incomplete.

A motion to deem the application incomplete was made by Mr. Anthony and seconded by Mr. Conrads. Roll Call; Elmer Still – yes, Wayne Anthony – yes, Joseph Nametko – yes, Kelly Stephens – yes, Brian Shubert – yes, Brett Conrads – yes, Kate Koeberl-Trackim – yes, Theresa Vervaet – yes. Motion carried.

**BILLS:**

| Company | Purpose | Amount | Paid By |
|---|---|---|---|
| Weiner Law Group | Legal | $340.00 | Budget |
| Phillips Preiss Grygiel | 83 Main Street | $370.00 | Applicant's Escrow |

A motion to pay the bills was made by Ms. Stephens and seconded by Mr. Conrads. Roll Call; Elmer Still – yes, Wayne Anthony – yes, Joseph Nametko – yes, Kelly Stephens – yes, Brian Shubert – yes, Brett Conrads – yes, Kate Koeberl-Trackim – yes, Theresa Vervaet – yes. Motion carried.

**OLD BUSINESS:** None.

**NEW BUSINESS:**
1.) Netcong 201 Urban Renewal, LLC
*Request for extension of time.*

Mr. Brigliadoro explained that the applicant was requesting a 2-year extension on their approvals. He went over their list of what they have done so far.

A motion to grant a two-year extension from April 25, 2025 to April 25, 2027, was made by Ms. Stephens and seconded by Mr. Conrads. Roll Call; Elmer Still – yes, Wayne Anthony – yes, Joseph Nametko – yes, Kelly Stephens – yes, Brian Shubert – yes, Brett Conrads – yes, Kate Koeberl-Trackim – yes, Theresa Vervaet – yes. Motion carried.

**ADJOURNMENT:**
With no further business to come before the Board, a motion to adjourn was made by Mayor Still. It was seconded by Mr. Anthony and passed with everyone saying aye. The meeting ended at 7:20pm.

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