



Netcong Borough Planning Board
23 Maple Ave, Netcong, NJ 07857
Meeting Minutes
January 27, 2025
7:30pm

REORGANIZATION MEETING:

CALL TO ORDER:

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

FLAG SALUTE:

The Planning Board Administrator led everyone in a flag salute.

OPEN PUBLIC MEETING ACT NOTICE:

The Planning Board Administrator 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: Elmer Still, Wayne Anthony, Joseph Nametko, John Parks.

Mr. Briigliadoro swore in Mayor Elmer Still as the Class I Member, Mr. Wayne Anthony as the Class II Member, Mr. Joseph Nametko as the Class III Member and Mr. John Parks as Alternate #1.

ROLL CALL:

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

ALSO PRESENT:

Richard Brigliadoro, Esq.
Stephanie Pizzulo, Secretary

APPOINTMENTS:

Appointment of Board Chairperson for the Year 2025

A motion to appoint Mrs. Theresa Vervaet as Board Chair for the year 2025 was made by Mayor Still and seconded by Mr. Anthony. Roll Call: Elmer Still – yes, Wayne Anthony – yes, Joseph Nametko – yes, David Benson – yes, Kelly Stephens – yes, Brett Conrads – yes, Brian Shubert – yes, Thersea Vervaet – yes, John Parks – yes. Motion carried.

Mrs. Vervaet chaired the meeting from this point forward.

Appointment of the Vice Chair for the year 2025

A motion to appoint Mr. Wayne Anthony as Vice-Chair for the year 2025 was made by Mr. Nametko and seconded by Ms. Stephens. Roll Call: Elmer Still – yes, Wayne Anthony – yes, Joseph Nametko – yes, David Benson – yes, Kelly Stephens – yes, Brett Conrads – yes, Brian Shubert – yes, Thersea Vervaet – yes, John Parks – yes. Motion carried.

Appointment of Board Secretary for the year 2025

A motion to appoint Mrs. Stephanie Pizzulo as Board Secretary for the year 2025 was made by Mayor Still and seconded by Mr. Anthony. Roll Call: Elmer Still – yes, Wayne Anthony – yes, Joseph Nametko – yes, David Benson – yes, Kelly Stephens – yes, Brett Conrads – yes, Brian Shubert – yes, Thersea Vervaet – yes, John Parks – yes. Motion carried.

Appointment of the Board Attorney for the Year 2025

A motion to appoint Mr. Richard Brigliadoro, Esq. of the firm Weiner Law Group as Board Attorney for the year 2025 was made by Mayor Still and seconded by Ms. Stephens. Roll Call: Elmer Still – yes, Wayne Anthony – yes, Joseph Nametko – yes, David Benson – yes, Kelly Stephens – yes, Brett Conrads – yes, Brian Shubert – yes, Thersea Vervaet – yes, John Parks – yes. Motion carried.

Appointment of the Board Engineer for the Year 2025

A motion to appoint Mr. Denis Keenan, PE of the firm French & Parello as Board Engineer for the year 2025 was made by Mayor Still and seconded by Mr. Nametko. Roll Call: Elmer Still – yes, Wayne Anthony – yes, Joseph Nametko – yes, David Benson – yes, Kelly Stephens – yes, Brett Conrads – yes, Brian Shubert – yes, Thersea Vervaet – yes, John Parks – yes. Motion carried.

Appointment of the Board Planner for the Year 2025

A motion to appoint Mr. Paul Phillips, PP of the firm Phillips, Preiss, Grygiel, Leheny & Hughes as Board Planner for the year 2025 was made by Mr. Nametko and seconded by Mayor Still. Roll Call: Elmer Still – yes, Wayne Anthony – yes, Joseph Nametko – yes, David Benson – yes, Kelly

Stephens – yes, Brett Conrads – yes, Brian Shubert – yes, Thersea Vervaet – yes, John Parks – yes. Motion carried.

RESOLUTIONS:

1.) Resolution 2025-01 – Authorizing the Award of Contracts for Professional Services

A motion to adopt resolution 25-01 entitled “Authorizing the Award of Contracts for Professional Services” was made by Ms. Stephens and seconded by Mr. Anthony. Roll Call: Elmer Still – yes, Wayne Anthony – yes, Joseph Nametko – yes, David Benson – yes, Kelly Stephens – yes, Brett Conrads – yes, Brian Shubert – yes, Thersea Vervaet – yes, John Parks – yes. Motion carried.

2.) Resolution 2025-2 – Schedule of Meeting Dates

A motion to adopt resolution 2025-02 entitled “Schedule of Meeting Dates” was made by Mr. Shubert and seconded by Mr. Conrads. Roll Call: Elmer Still – yes, Wayne Anthony – yes, Joseph Nametko – yes, David Benson – yes, Kelly Stephens – yes, Brett Conrads – yes, Brian Shubert – yes, Thersea Vervaet – yes, John Parks – yes. Motion carried.

3.) Resolution 2025-3 – Designation of Official Newspaper to Receive Notices

A motion to adopt resolution 2025-03 entitled “Designation of Official Newspaper to Receive Notices” was made by Mr. Anthony and seconded by Ms. Stephens.

REGULAR MEETING:

MINUTES: October 28, 2024, October 28, 2024 Executive Session

A motion to adopt the minutes of the October 28, 2024 meeting and the minutes of the October 28, 2024 Executive Session was made by Mr. Conrads and seconded by Mr. Benson. Roll Call: Elmer Still – yes, Wayne Anthony – yes, David Benson – yes, Brian Shubert – yes, Brett Conrads – yes, Jon Parks – yes, Kate Koeberl-Trackim – yes, Thersea Vervaet – yes. Motion carried.

CORRESPONDENCE:

1.) From: Cynthia Eckert, Borough Clerk

Re: Resolution 2025-1 – Borough Council’s Appreciation of Volunteers

2.) From: Ralph Blakeslee, Borough Administrator

Re: Administrator’s November Report

3.) From: Ralph Blakeslee, Borough Administrator

Re: Administrator’s December Report

4.) From: Ralph Blakeslee, Borough Administrator

Re: Administrator's January Report

5.) Morris County Planning Board Minutes - October 17, 2024

6.) Morris County Planning Board Minutes – December 5, 2024

7.) From: Morris County Planning Board - Joseph Barilla, PP, AICP
Re: Preliminary Subdivision Report – Mountain View at Netcong

8.) From: Morris County Soil Conservation - Joseph C. McEvoy, PE
Re: Allen Hill Manor Apartments

9.) From: Du Bois & Associates – Amy Jones, PWS
Re: Notice of Wetlands Permits for JCP&L

A motion to accept the correspondence was made by Mr. Anthony and seconded by Mr. Shubert. Roll Call: Elmer Still – yes, Wayne Anthony – yes, Joseph Nametko – yes, David Benson – yes, Kelly Stephens – yes, Brett Conrads – yes, Brian Shubert – yes, Thersea Vervaet – yes, John Parks – yes. Motion carried.

RESOLUTIONS: None.

APPLICATIONS: None.

BILLS:

Company	Purpose	Amount	Paid By
Weiner Law Group	Legal	\$340.00	Budget
Weiner Law Group	Mountainview at Netcong	\$408.00	Applicant's Escrow
Weiner Law Group	Rock Solid Built	\$2,040.00	Applicant's Escrow
Mott MacDonald	The Allen House Manor	\$456.00	Applicant's Escrow
Mott MacDonald	The Allen House Manor	\$439.00	Applicant's Escrow

A motion to pay the bills was made by Mayor Still and seconded by Mr. Nametko. Roll Call: Elmer Still – yes, Wayne Anthony – yes, Joseph Nametko – yes, David Benson – yes, Kelly Stephens – yes, Brett Conrads – yes, Brian Shubert – yes, Thersea Vervaet – yes, John Parks – 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. Nametko and passed with everyone saying aye. The meeting ended at 7:54 pm.

Respectfully submitted,

/s/ Stephanie Pizzulo

Stephanie Pizzulo
Planning Board Administrator