Netcong Borough Planning Board

23 Maple Ave, Netcong, NJ 07857
Meeting Minutes
October 28, 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:
Brian Shubert, Class IV

Mr. Brigliadoro swore in Mr. Brian Shubert as a Class IV Board Member.

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

ALSO PRESENT:
Richard Brigliadoro, Esq.
Stephanie Pizzulo, Secretary

MINUTES: September 23, 2024

A motion to approve the minutes of the September 23, 2024, meeting was made by Mr. Anthony and seconded by Mr. Benson. Roll Call: Wayne Anthony – yes, Joseph Albensi – yes, David Benson – yes, Jerry Stevens – yes, Brett Conrads – yes, John Parks – yes, Kate Trackim – yes, Theresa Vervaet – yes. Motion carried.

CORRESPONDENCE:

1.) From: Ralph Blakeslee, Administrator
Re: October Report

2.) Concept Plan - Boardwalk

3.) Morris County Planning Board Minutes - September

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

RESOLUTIONS:

1.) Mountain View at Netcong Block: 26 Lots: 6 & 10 Application # 24-07

A resolution for final major subdivision approval.

A motion to memorialize the resolution in the matter of Mountain View at Netcong was made by Mr. Albensi and seconded by Mr. Benson. Roll Call: Joseph Albensi – yes, David Benson – yes, Jerry Stevens – yes, Kate Koeberi-Trackim. Motion carried.

2.) Rock Solid Built, LLC Block: 15 Lots: 29, 30, 31, 32 & 33 Application # 24-06

A resolution for preliminary and final site plan approval to permit the construction of a mixed-use building.

Mr. Albensi asked if the resolution could be adopted with the proposed property line issue. Mr. Brigliadoro said there was a condition that the applicant would work with the Board Engineer to resolve the matter.

A motion to memorialize the resolution in the matter of Rock Solid Built, LLC was made by Mr. Albensi and seconded by Mr. Benson. Roll Call: Joseph Albensi – yes, Wayne Anthony – no, David Benson – yes, Theresa Vervaet – yes.

ORDINANCES: None.

COMPLETENESS: None.

HEARINGS: None.

BILLS:

Company	**Purpose**	**Amount**	**Paid By**
Weiner Law Group	Legal	$510.00	Budget
Weiner Law Group	Mountain View at Netcong	$119.00	Applicant's Escrow
Weiner Law Group	Rock Solid Built, LLC	$646.00	Applicant's Escrow
Mott MacDonald	Polo, Pellegrino	$76.00	Applicant's Escrow
Mott MacDonald	Rock Solid Built, LLC	$1,599.00	Applicant's Escrow
Bright View Engineering	Rock Solid Built, LLC	$3,555.00	Applicant's Escrow

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

OLD BUSINESS: None.

NEW BUSINESS:
The Board Secretary suggested the Board look at the current checklists to see if they need updating. The Board Secretary will provide sample checklists to the Board. The Board discussed looking at application fees and escrow fees as well. Mr. Ralph Blakslee felt the application process for fences and sheds could be streamlined. He said he would work with the Board secretary on proposed fees.

EXECUTIVE SESSION:
A motion to go into an executive session to discuss personnel was made by Mr. Conrads and seconded by Mr. Benson. Roll Call: Elmer Still – yes, Wayne Anthony – yes, Joseph Albensi – yes, Jerry Stevens – yes, David Benson – yes, Brett Conrads – yes, Brian Shubert – yes, John Parks – yes, Kate Trackim – yes, Theresa Vervaet – yes. Motion carried.

A motion to come out of executive session was made by Mr. Anthony and seconded by Mr. Stevens. Roll Call: Elmer Still – yes, Wayne Anthony – yes, Joseph Albensi – yes, Jerry Stevens – yes, David Benson – yes, Brett Conrads

– yes, Brian Shubert – yes, John Parks – yes, Kate 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 concluded at 7:53pm.

Respectfully submitted,

Stephanie Pizzulo
Planning Board Administrator