



Netcong Borough Planning Board
23 Maple Ave, Netcong, NJ 07857
Meeting Minutes
August 26, 2024

CALL TO ORDER:

Mr. 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.

ROLL CALL:

Elmer Still, Mayor – Present
Wayne Anthony – Present
Joseph Albensi – Present
David Benson – Present
Jerry Stevens – Absent
Kelly Stephens – Present
Brian Shubert – Present
Brett Conrads – Present (7:45pm)
Theresa Vervaet – Present

ALSO PRESENT:

Richard Brigliadoro, Esq.
Erica Vigliorolo, PE
Stephanie Pizzulo, Secretary

MINUTES: July 22, 2024

A motion to approve the minute of the July 22, 2024 meeting was made by Mayor Still. It was seconded by Mr. Anthony and passed with a roll call vote. Roll Call: Elmer Still – yes, Wayne

Anthony – yes, Joseph Albensi – abstain, David Benson – yes, Kelly Stephens – yes, Brian Shubert – abstain, Theresa Vervaet – yes. Motion carried.

CORRESPONDENCE:

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

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, Kelly Stephens – yes, Brian Shubert – yes, Theresa Vervaet – yes. Motion carried.

RESOLUTIONS:

1.) The Allen Hill Manor Block: 11 Lot: 6 Application # 24-05

A resolution granting site plan approval with variances for the replacement of the 200-year-old plus Hugh Allen Mansion with a new 8-unit residential building essentially on the same footprint as the existing structure.

A motion to approve the resolution in the matter of The Allen Hill Manor was made by Mr. Anthony and seconded by Ms. Stephens. Roll Call: Wayne Anthony – yes, Kelly Stephens – yes, David Benson – yes, Theresa Vervaet – yes. Motion carried.

ORDINANCES: None.

COMPLETENESS ONLY:

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

The property is comprised of approximately 1.144 acres and contains several existing buildings with commercial and mixed commercial and residential uses. The Applicant seeks to demolish the existing buildings and dedicate 1,028 square feet of the Maple Ave. right-of-way to the Borough. On the remaining 1.135 acres of land, the Applicant seeks to construct a three-story mixed-use residential and commercial retail structure comprised of a ground floor with 7 commercial retail units and upper floors with 50 residential units.

Ms. Carly James, Esq. said she was representing the applicant.

Ms. Vigliorolo went over her completeness report. Ms. James explained why they were asking for the waiver and said all the information had been provided however; not on the form that was part of the application. The applicant's engineer addressed the technical checklist waiver requests. Ms. Vigliorolo recommended the application be deemed complete.

Mr. Conrads joined the Board at 7:45pm.

A motion to deem the application complete was made by Mayor Still and seconded by Mr. Benson. Roll Call: Elmer Still – yes, Wayne Anthony – yes, Joseph Albensi – yes, David Benson – yes, Kelly Stephens – yes, Brian Shubert – yes, Theresa Vervaet – yes. Motion carried.

The hearing was scheduled for September 23, 2024.

HEARINGS: None.

BILLS:

Company	Purpose	Amount	Paid By
Weiner Law Group	Legal	\$510.00	Budget
Weiner Law Group	Mountain View at Netcong	\$1,836.00	Applicant's Escrow
Weiner Law Group	Mon-Pat Holdings, LLC	\$425.00	Applicant's Escrow

A motion to pay the bills was made by Mr. Anthony and seconded by Mayor Still. Roll Call: Elmer Still – yes, Wayne Anthony – yes, Joseph Albensi – yes, David Benson – yes, Kelly Stephens – yes, Brett Conrads – yes, Brian Shubert – 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 Mayor Still and passed with everyone saying aye. The meeting adjourned at 7:48pm.

Respectfully submitted,
/s/ Stephanie Pizzulo

Stephanie Pizzulo
Planning Board Administrator