



Netcong Borough Planning Board
23 Maple Ave, Netcong, NJ 07857
Meeting Minutes
May 20, 2024

CALL TO ORDER:

Mrs. Vervaet called the meeting to order at 7:31pm.

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 – Absent

Jerry Stevens – Present (7:45pm)

Ben Dellamo – Present

Kelly Stephens – Absent

Brian Shubert – Absent

Brett Conrads - Present

Theresa Vervaet – Present

ALSO PRESENT:

Richard Brigliadoro, Esq.

Erica Vigliorolo, PE

Stephanie Pizzulo, Secretary

MINUTES: April 22, 2024

A motion to approve the minutes of the April 22, 2024, meeting was made by Mr. Conrads and seconded by Mayor Still. Roll Call: Elmer Still – yes, Wayne Anthony – abstain, Joseph Albensi – abstain, Ben Dellamo – yes, Brett Conrads – yes, Theresa Vervaet – yes. Motion carried.



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CORRESPONDENCE:

- 1.) From: Ralph Blakeslee, Administrator
Re: May Monthly Report
- 2.) From: Morris County Planning Board
Re: Exemption Notice – Mon-Pat Holdings, LLC, B: 11, L:6
- 3.) From: Racquel G. Hiben – Gruber, Colabella, Thompson, Hiben & Montella
Re: Patamia Application – 39 Ledgewood Ave.
- 4.) From: Mr. Frank Cautero
Re: Letter of Resignation

A motion to accept the correspondence was made by Mr. Anthony and seconded by Mr. Albensi. Roll Call: Elmer Still – yes, Wayne Anthony – yes, Joseph Albensi – yes, Ben Dellamo – yes, Brett Conrads – yes, Theresa Vervaet – yes. Motion carried.

RESOLUTIONS:

1.) Polo, Pellegrino B: 40 L: 9.01 Application # 24-02

The Applicant acquired from Roxbury Township a portion of Lot 10 in Block 9401 which is immediately adjacent to the property it owns in Netcong, known as Lot 9.01 in Block 40. The newly acquired land will enable the Applicant to enlarge the parking lot which currently serves “Polo’s” Restaurant.

A motion to memorialize the resolution in the matter of Pellegrino Polo was made by Mayor Still and seconded by Mr. Conrads. Roll Call: Mayor Still – yes, Ben Dellamo – yes, Brett Conrads – yes, Theresa Vervaet – yes. Motion carried.

2.) Bud-2-Bloom B: 42 L: 5 Application # 24-03

The Applicant seeks conditional use for a cannabis retail operation in one of the three retail units which is currently vacant.

A motion to memorialize the resolution in the matter of Bud-2-Bloom was made by Mayor Still and seconded by Mrs. Vervaet. Roll Call: Elmer Still – yes, Theresa Vervaet – yes. Motion carried.

ORDINANCES: None.



HEARINGS (For Completeness Only):

1.) Mountain View at Netcong Urban Renewal, LLC Block: 26 Lots 6 & 10 Application # 24-04

The applicant seeks preliminary and final site plan approval and preliminary major subdivision approval for the purposes of effectuating the provisions of the Redevelopment Plan and Agreement. The applicant is proposing the construction of 64 market rate townhouse units, comprising of two-bedroom units, as well as 12 senior affordable multi-family units that will contain one-bedroom units. The applicant is proposing a major subdivision.

Mr. Dellamo stepped down from the Board for this matter and left the dais.

Mr. Richard Schneider, Esq. of the law firm Vogel, Chait, Collins & Schneider was representing the applicant. He said the application was for preliminary site plan and preliminary subdivision relating to the property designated as Block 26, Lots 6 & 10. He said the application was for the development of a residential project. He said the property has been determined as an area in need of redevelopment and resulted in approvals of a redevelopment plan and the execution of a redevelopment agreement.

Mr. Schnieder said he had received the Board Engineer's report and was prepared to address the report.

Mr. Briigliodoro swore in Ms. Danielle Lescrinier, Project Engineer from Dynamic Engineering. Ms. Lescrinier said she was a licensed Professional Engineer and her license was in good standing.

Mr. Schnieder referred to the Board Engineer's May 17, 2024 review report. He said the report noted that there was no list of property owners from Mount Olive Township however there are no properties in Mount Olive within 200 feet and had a confirming letter from Mount Olive which he would submit to the Board. He said the report noted that no redevelopment agreement has been submitted with the application. He said they had just received the fully executed agreement which he would submit to the Board.

Mrs. Vervaet noted that Mr. Stevens joined the meeting at 7:43 pm.

Mr. Schneider said the Board Engineer's report noted possible waivers relating to RSIS and proposed light spillage. Ms. Vigliorolo suggested the applicant request the relief for purposes of



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completeness only and then work on addressing those items during the course of technical review. She felt the light spillage could be adjusted to comply with the ordinance. Ms. Vigliorolo said the RSIS requirement on the plan is now consistent with the redevelopment plan. She said it has been that way for a while, however they do have a way to revise that area to comply with the RSIS requirements.

Mr. Schnieder said the report noted the plans were not signed and sealed; however, the plans submitted were signed and sealed. Mr. Schnieder went over the suggested waivers and said they would either revise the plans or request the suggested waivers.

Ms. Vigliorolo commented on item 29 of the technical checklist. She said none of the roadways on site would be public, however, they are still requesting those items be supplied for technical review or request a waiver.

Mr. Schneider said they could either request relief for those items they cannot comply with or revise the plans or address them during the technical review. He asked to resolve the issues and submit the requested information in advance of the next meeting with the understanding they would modify their request for relief and proceed to a public hearing and address any outstanding items and be deemed complete at the next public hearing and then proceed to a public hearing.

Ms. Vigliorolo asked that the applicant's engineer work with her office to go over the completeness issues. Ms. Lescrinier said she can work to address the discrepancies on the plan and make revisions prior to the next meeting.

The Board Secretary said she had just received a memo from the Netcong Fire Department and Netcong Fire Prevention Bureau which she handed to Mr. Schneider.

A motion to deem the application incomplete, permit the applicant to notice for a public hearing on June 24, 2024, at which time the Board will resolve completeness and then continue into a public hearing, assuming it is deemed complete at that time was made by Mr. Anthony and seconded by Mr. Stevens. Roll Call: Elmer Still – yes, Wayne Anthony – yes, Joseph Albensi – yes, Jerry Stevens – yes, Brett Conrads – yes, Theresa Vervaet – yes. Motion carried.

Mr. Dellamo returned to the dais.

The Board took a 5-minute break.



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

The applicant proposes 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. The rear garage will be removed to allow all on-site parking for the new building. A use variance will be required under Section 194-63(B)(8) for apartments on the first floor of the building.

Mr. Still, Mr. Albensi and Mr. Stevens stepped down for this application and left the dais.

Ms. Marie Patamia, the applicant, came forward regarding this matter. Mr. Briigliodoro explained that her application contained a d1 variance and because of that the Borough Council members would have to step down from the Board and there was a Board Member who had to recuse himself and as a result, the Board no longer had a quorum. He said the Board was not able to proceed with the completeness determination.

Mayor Still, Mr. Albensi and Mr. Stevens returned to the Board.

BILLS:

Company	Purpose	Amount	Paid By
Weiner Law Group	Legal	\$340.00	Budget
Weiner Law Group	Prism Holdings	\$425.00	Applicant's Escrow
Weiner Law Group	Pellegrino Polo	\$136.00	Applicant's Escrow
Weiner Law Group	Area in Need of Rehabilitation	\$255.00	Applicant's Escrow
Weiner Law Group	Pellegrino Polo	\$1,003.00	Applicant's Escrow
Weiner Law Group	Bud-2-Bloom	\$612.00	Applicant's Escrow
Mott MacDonald	Prism Holdings	\$280.00	Applicant's Escrow

A motion to pay the bills was made by Mr. Anthony and seconded by Mr. Dellamo. Roll Call: Elmer Still – yes, Wayne Anthoy – yes, Joseph Albensi – yes, Jerry Stevens – yes, Ben Dellamo – yes, Brett Conrads – yes, Theresa Vervaeet – yes. Motion carried.

OLD BUSINESS:

Mr. Anthony asked for an update on the approved parking lot by the former bank. He said the parking lot was built but they did not put in sidewalks. Mr. Albensi said that was part of the Jenny Lind project and was in the town's budget.



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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 8:11pm.

Respectfully submitted,
/s/Stephanie Pizzulo

Stephanie Pizzulo
Planning Board Administrator