



Netcong Borough Planning Board
23 Maple Ave
Netcong, NJ 07857
973-347-0252
973-347-3020 (fax)

Meeting Minutes
March 25, 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.

ROLL CALL:

Elmer Still, Mayor – Present
Wayne Anthony – Present
Joseph Albensi – Present
David Benson – Present
Frank Cautero – Present
Jerry Stevens – Present
Ben Dellamo – Present
Kelly Stephens – Present
Brian Shubert – Present
Brett Conrads - Present
Theresa Vervaet – Present

ALSO PRESENT:

Richard Brigliadoro, Esq.
Samantha Anello, PE
Stephanie Pizzulo, Secretary

MINUTES: February 26, 2024

A motion to approve the minutes of the February 26, 2024, meeting was made by Mayor Still and seconded by Ms. Stephens. Roll Call: Elmer Still – yes, Wayne Anthony – abstain, Joseph Albensi – yes, David Benson – yes, Frank Cautero – yes, Jerry Stevens – yes, Ben Dellamo – abstain, Kelly Stephens – yes, Brian Shubert – yes, Brett Conrads – yes, Theresa Vervaet – yes. Motion carried.

CORRESPONDENCE:

- 1.) From: Ralph Blakeslee, Administrator
Re: February Monthly Report
- 2.) From: Ralph Blakeslee, Administrator
Re: Memo on Flooding at Rush House Ledgewood Ave
- 3.) From: Richard Proctor, Assistant Administrator
Re: Memo on Railroad Ave. Rentals

A motion to accept the correspondence was made by Mr. Anthony and seconded by Mr. Stevens. Roll Call: Elmer Still – yes, Wayne Anthony – yes, Joseph Albensi – yes, David Benson – yes, Frank Cautero – yes, Jerry Stevens – yes, Ben Dellamo – yes, Kelly Stephens – yes, Brian Shubert – yes, Brett Conrads – yes, Theresa Vervaet – yes. Motion carried.

RESOLUTIONS: None.

ORDINANCES: None.

Mrs. Vervaet said the Attorney for the Bud-2-Bloom application had noticed for this evening's meeting; however, they had not been deemed complete. A motion to carry the notice to April 22, 2024, without further notice to the surrounding property owners or public, was made by Mr. Anthony and seconded by Mr. Stevens. Roll Call: Elmer Still – yes, Wayne Anthony – yes, Joseph Albensi – yes, David Benson – yes, Frank Cautero – yes, Jerry Stevens – yes, Kelly Stephens – yes, Brian Shubert – yes, Brett Conrads – yes, Theresa Vervaet – yes. Motion carried.

COMPLETENESS DETERMINATION:

1.) Pellegrino Polo B: 40 L: 9.01 Application # 24-2

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

Ms. Anello gave a brief history of the project and said it operates as a one-story bar and restaurant. She said they were before the Board in 2021 for preliminary and final site plan approval and use and bulk variance relief and then returned to the Board last year to amend that plan. She said during the last hearing there was discussion on the neighboring property which was in Roxbury Township that the applicant was looking to acquire so he could formally extend his parking lot. She said the applicant has gotten that property from Roxbury and he is returning to the Board with the expanded parking lot which provides additional parking and new circulation on the plans. She said the applicant asked for some modest waivers from the checklist items. Ms. Anello recommended the application be deemed complete.

A motion to deem the application complete was made by Mayor Still and seconded by Ms. Stephens. Roll Call: Elmer Still - yes, Wayne Anthony - yes, Joseph Albeni - yes, David Benson - yes, Frank Cautero - yes, Jerry Stevens - yes, Kelly Stephens - yes, Brett Conrads - yes, Theresa Vervaeke - yes. Motion carried.

The hearing was scheduled for April 22, 2024.

HEARINGS:

1.) Prism Holdings, LLC B: 18 L: 4 Application # 24-1

Conforming conditional use for a billboard.

Mr. Dellamo stepped down for this application and left the dais.

Mr. Mark Blount, attorney for the applicant, gave a brief background on the application. He said they were before the Board three years ago and after that hearing the application was appealed. He said the Borough has amended their ordinance to permit billboards as a conditional use in the zone. He said they were back before the Board as a resolution of the case. He said they now have a conforming application.

Mr. Brigliadoro swore in Mr. Peter Chandler, PE. Mr. Chandler gave his qualifications, which were accepted by the Board.

Mr. Chandler said the property is a segment of the railroad tracks that runs between Love Lane and Flanders Road. He said it is a 2.42-acre parcel located in the Commercial Business District. He said they are proposing a "V" shaped billboard that has two panels measuring 48 feet wide by 14 feet high that would be mounted 70 feet above the ground. He said it features external LED lights mounted to the canopy which is the walkway portion for servicing the billboard. He said the lights are pointed up at the face of the billboard and would be lit from dusk until 10pm. He said it is a static billboard with no electronic display and it is a conforming conditional use.

Ms. Anello asked how the static billboard message is changed. Mr. Chandler said someone must go and replace the canvass which is strapped to the frame. He said the billboard is not internally illuminated. He referred to sheet 1 of 2 of the submitted plan set with a revision date of 2.20.24 and explained the location of the proposed billboard as adjacent to Love Lane. He said they meet the separation distance as required in the ordinance. He explained sheet 2 of 2 to the Board.

Mr. Chandler submitted color plan entitled "Site Plan Exhibit" sheet 1 of 1 which was marked and entered as exhibit A-1. He said it was a colorized site plan indicating the proposed billboard and site amendments adjacent to the railroad tracks. He said the billboard is "V" shaped so it can have two areas facing Route 80. He said the billboard is a freestanding structure with a central support pole that goes into the ground and therefore would not be attached to any structures. Mr. Chandler said the closest residential zone is on Flanders Road and is approximately 635 feet away. He said there are no billboards located on the property currently so this would be the only one permitted on the site and there are no principal buildings on the site. He said the billboard faces are identical and measure 48 feet wide and 14 feet high which meets the maximum allowable size. He said the sign would be mounted at a complying elevation of 70 feet high from existing grade. Mr. Chandler said there is another billboard located on the other side of Route 80 in Mt Olive, which is approximately 350 feet away. He explained the closest street line and said they meet the 20-foot distance requirement. He said the billboard is not digital and therefore the digital requirement in the ordinance does not apply. He explained the lighting fixtures on the billboard and said they would only be directed at the face of the sign and would not create any glare. He said the light levels at ground level are nil. Mr. Blount said they would agree to condition 15 of the ordinance as a condition of an approval.

Mr. Chandler said the owners of the proposed billboard have and maintain a NJDOT permit, which allows this billboard to be constructed. He said the application is fully compliant with the billboard ordinance.

Mr. Anthony asked about the distance of the sign face to the property line to which Mr. Chandler said it is about six feet.

Mr. Benson asked for a definition of dusk. Mr. Chandler said the system would have a photo sensor and would come on when it gets dark and then go off at 10:00pm. Ms. Anello asked if the time the light would go on moves throughout the year to which Mr. Chandler said yes.

Mr. Conrads asked about the typical length of time a sign would stay on the billboard. Mr. Chandler said it would vary based on the contract with the applicant.

Mr. Shubert asked if there was a residence at Block 18 Lot 10. Mr. Chandler said that was not a residential zone.

Ms. Anello asked if the billboard would be visible from Love Lane. Mr. Chandler said the primary target audience is Route 80 and would be out of view from Love Lane. Ms. Anello asked what the need was to have the sign at the maximum height. Mr. Chandler said the applicant wanted the maximum height and the DOT requires the billboard to be a certain distance above Route 80 for safety reasons. Ms. Anello asked for a current DOT permit.

Mr. Blount presented a permit entitled "State of New Jersey, Department of Transportation, Office of Outdoor Advertising Signs, 2023 Active Permits" which runs from May 16, 2023, through May 15, 2024, Permit # 75325, which was marked and entered as exhibit A-2.

Mr. Sevens asked for the height of the adjacent billboard to which Mr. Chandler said he did not have that information.

Mr. Briigliadoro asked about the permit renewal process. Mr. Blount said there is a renewal process, which Prism Holdings renews each year. Ms. Anello asked what happens if it is not renewed. Mr. Blount said they would not have the right to advertise on Route 80. Mr. Blount said they would stipulate that the permit must remain active annually. Mr. Anthony asked as a condition of approval, the applicant supply the permit annually to the Borough.

Mrs. Vervaet opened the meeting to the public. With nobody coming forward, the meeting was closed to the public.

Mr. Briigliadoro said the court has put the litigation on hold to allow the applicant to return to the Board and explained the process. He said the applicant is seeking preliminary and final site plan approval and conditional use approval.

A motion to approve the application with the noted conditions was made by Mayor Still and seconded by Mr. Albensi. Roll Call: Elmer Still – yes, Wayne Anthony – yes, Joseph Albensi – yes, David Benson – yes, Frank Cautero – yes, Jerry Stevens – yes, Kelly Stephens – yes, Brett Conrads – yes, Theresa Vervaet – yes. Motion carried.

Mr. Dellamo returned to the dais and rejoined the Board.

BILLS:

Company	Purpose	Amount	Paid By
Weiner Law Group	Legal	\$442.00	Budget
Weiner Law Group	Prism Holdings	\$935.00	Applicant's Escrow
Mott MacDonald	Jayant Investment	\$116.00	Applicant's Escrow

A motion to pay the bills was made by Mr. Stevens and seconded by Ms. Anthony. Roll Call: Elmer Still – yes, Wayne Anthony – yes, Joseph Albensi – yes, David Benson – yes, Frank Cautero – yes, Jerry Stevens – yes, Ben Dellamo – yes, Kelly Stephens – yes, Brian Shubert – yes, Brett Conrads – yes, Theresa Vervaet – yes. Motion carried.

OLD BUSINESS:

Ms. Stephens asked for an update on the Jayant Properties approval. Ms. Anello said the applicant had hired a new contractor and she is in the process of coordinating a preconstruction meeting with the contractor. Mr. Anthony expressed a concern with the drainage pipe. Ms. Anello said she would address the issue with the contractor.

NEW BUSINESS:

Mr. Anthony wished Ms. Anello best of luck on her maternity leave.

ADJOURNMENT:

With no further business to come before the Board, a motion to adjourn was made by Mr. Anthony. It was seconded by Mr. Stevens and passed with everyone saying aye.

Respectfully submitted,
/s/ Stephanie Pizzulo

Stephanie Pizzulo
Planning Board Administrator