

**SPECIAL IMPROVEMENT DISTRICT OF NETCONG BOROUGH,
INC. NETCONG COMMUNITY PARTNERSHIP
Annual Membership Meeting
January 28, 2021
6:30 pm**

Minutes

I. Call to Order

II. Flag Salute and Pledge of Allegiance

III. Sunshine Law Statement

Adequate notice of this meeting as defined by the Open Public meetings Act and the By-laws of the Corporation has been provided by 1) posting a notice of said meeting in the space provided for such announcements at the Netcong Borough Hall on December 22, 2020 and 2) emailing a notice to The Daily Record, the official newspaper of the Borough of Netcong on December 22, 2020 and 3) notice of the annual meeting was posted by first class mail to the members of record on January 4, 2021.

IV. Roll Call

	Present	Absent
Michael Downing	X	
Stephen Fredericks	X	
Dr. Winfred Ginter	X	
Bob Hathaway	X	
Norman Lippmann		X
Joseph Nametko	X	
Marty Pisano	X	
Sam Raza		X
Leigh Ann Von Hagen		X

V. 2019/2020 Trustees with expiring terms:

Michael Downing

Marty Pisano

VI. Nominations from the floor. Call for vote.

VII. Oath of Office - Oath of office was read by Mayor Nametko The meeting was held virtually over zoom. Oath of Office documents were sent electronically to Mary Pisano and Michael Downing for signature.

VIII. Public Comments – (please keep comments to three minutes)
n/a

IX. Budget Presentation

	Present	Absent
Michael Downing	X	
Stephen Fredericks	X	
Dr. Winfred Ginter	X	
Bob Hathaway	X	
Norman Lippmann		X
Joseph Nametko	X	
Marty Pisano	X	
Sam Raza		X
Leigh Ann Von Hagen *		X

*Leigh Ann Von Hagen voted in support of this via email. See Attached.

X. Trustee Comments

N/A

XI. Adjournment of Meeting

**SPECIAL IMPROVEMENT DISTRICT OF NETCONG BOROUGH,
INC. NETCONG COMMUNITY PARTNERSHIP**

Board of Trustees Regular Meeting

January 28, 2021

Minutes

I. Call to Order

II. Election of Officers

A. Call for Nominations for President

1st Nomination: Steve Fredericks By: Councilman Hathaway

Seconded: Mayor Nametko

2nd Nomination: N/A By:

Seconded:

	Motion	Second	Yes	No	Abstain	Absent
Michael Downing			X			
Stephen Fredericks			X			
Dr. Winfred Ginter			X			
Bob Hathaway	X		X			
Norman Lippmann						X
Joseph Nametko		X	X			
Marty Pisano			X			
Sam Raza						X
Leigh Ann Von Hagen						X

B. Call for Nominations for Vice President

1st Nomination: Dr. Wynn Ginter By: Councilman Bob Hathaway Second:

Mayor Joseph Nametko

2nd Nomination: n/a By:

Seconded:

	Motion	Second	Yes	No	Abstain	Absent
Michael Downing			X			
Stephen Fredericks			X			
Dr. Winfred Ginter			X			

Bob Hathaway	X		X			
Norman Lippmann						X
Joseph Nametko		X	X			
Marty Pisano			X			
Sam Raza						X
Leigh Ann Von Hagen						X

C. Call for Nominations for Secretary - This nomination/appointment will be on hold until the next meeting or possibly schedule a special meeting for this.

1st Nomination: By:

Seconded:

2nd Nomination: By:

Seconded:

	Motion	Second	Yes	No	Abstain	Absent
Michael Downing						
Stephen Fredericks						
Dr. Winfred Ginter						
Bob Hathaway						
Norman Lippmann						
Joseph Nametko						
Marty Pisano						
Sam Raza						
Leigh Ann Von Hagen						

D. Call for Nominations for Treasurer

1st Nomination: Michael Downing By: Steve Fredericks

Seconded: Councilman Bob Hathaway

2nd Nomination: By:

	Motion	Second	Yes	No	Abstain	Absent
Michael Downing			X			
Stephen Fredericks	X		X			
Dr. Winfred Ginter			X			
Bob Hathaway		X	X			
Norman Lippmann						X
Joseph Nametko			X			
Marty Pisano			X			
Sam Raza						X
Leigh Ann Von Hagen						X

III. Economic Development update (Councilman Hathaway)

Council Hathaway reported that the ShopRite project was moving along as well as the Pocketbook Factory. Permits are in order for both projects.

IV. Motion to approve January, 2021 bill's list

	Motion	Second	Yes	No	Abstain	Absent
Michael Downing			X			
Stephen Fredericks			X			
Dr. Winfred Ginter	X		X			
Bob Hathaway			X			
Norman Lippmann						X
Joseph Nametko		X				
Marty Pisano			X			
Sam Raza						X

Leigh Ann Von Hagen						X
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V. Motion to approve December, 2020 meeting minutes

	Motion	Second	Yes	No	Abstain	Absent
Michael Downing			X			
Stephen Fredericks			X			
Dr. Winfred Ginter	X		X			
Bob Hathaway		X	X			
Norman Lippmann						X
Joseph Nametko			X			
Marty Pisano			X			
Sam Raza						X
Leigh Ann Von Hagen						X

VI. New Business

A. Community Market Proposal

Maria presented her Community Marketplace update.

Maria Padamia said that it is possibly too late for some of the vendors. Some vendors have already committed to other projects

Maria has found a bread vendor that wants to participate in July 2021. Some of the farms that she has reached out to are closed for the season. Maria has visited some local markets to speak to some of the vendors.

Workers Comp cost \$441.00/year. General Liability is based on the income that the Market makes.

Michael Downing has some insurance concerns/questions. Liability is a big concern for him.

Maria - Fee could possibly be \$40/day. Maria feels that there needs to be a fee for reputable quality vendors. Possibly reduce the rate if the Market continues through the winter. Farmers Markets are not street fairs. The Market should have approximately 15 vendors.

Dr. Ginter - suggests that the parameters might come from the Dept. of Agriculture. Maybe Jersey Fresh? Dr. Ginter said that when he was involved in the Borough's prior

Farmer's Markets that initially it was successful then it died out.

Councilman Hathaway - Suggest hiring Maria as an independent contractor. He questioned whether there should be other employees?

Marty Pisano - Suggested that there should be a person (employee) on site to do check in, etc. Fred and Doris O'Brian were paid a \$600.00 stipend last time the Borough had a Farmers Market to do the check in task.

Michael Downing - What is our end goal? Is it in line with the mission of the NCP?

Maria - Has reached out to ShopRite. They are not interested in participating.

Councilman Hathaway - Made the point that 200 new apartments are moving into town. If they don't have a reason to come into downtown they will not come. We need to get them drawn in early on.

Mayor Nametko - Suggests that perhaps the Market could be sponsored in part by a business in town.

Maria - said that Saturday was the day chosen so that the downtown businesses would be open and operating.

Dr. Ginter - Wanted to know how many units were anticipated to be rented by mid summer? Councilman Hathaway guessed that approximately 50%.

VOTE FOR FARMERS MARKET

	Motion	Second	Yes	No	Abstain	Absent
Stephen Fredericks	X		X			
Michael Downing	X		X			
Dr. Winfred Ginter			X			
Bob Hathaway *			X			
Norman Lippmann						X

Joseph Nametko			X			
Marty Pisano			X			
Sam Raza						X
Leigh Ann Von Hagen *			X			

* Councilman Hathaway voted yes provided that the insurance does not exceed the current cost and the budget does not exceed \$22,500.

* Leigh Ann Von Hagen voted yes in support of the Farmers Market via email. Please see attached.

VII. Old Business N/A

VII. Adjournment Mayor Nametko made a motion. Marty Pisano seconded the motion.
All were in favor.

Joanne Hartland

From: LeighAnn Von Hagen <leighannvhp@gmail.com> on behalf of LeighAnn Von Hagen
Sent: Thursday, January 28, 2021 6:00 PM
To: Joanne Hartland
Cc: Stephen Fredericks
Subject: Fwd: Important Note Re: Upcoming NCP Meeting

Hi Joanne & Stephen,

Since I am unable to attend the meeting tonight, please record my support for and acceptance of the Farmer's Market proposal and budget. Please let Maria know I look forward to working with her on the roll out and implementation. My only addition to the materials it to add marketing/advertising through Netcong Community Partnership Website & **social media (Facebook and Twitter)**

Good luck tonight. Say hello from me to everyone.

Thanks, Leigh Ann

On Wed, Jan 27, 2021 at 9:26 AM Stephen Fredericks <sfredericks@growingstage.com> wrote:

Good morning,

While a large part of our upcoming meeting will be the necessary formalities required for the Annual Meeting, we will be discussing the attached proposal to bring back the Netcong Community Market. Maria Patamia, who has presented this opportunity to the NCP Board, has shared both her proposal as well as the preliminary work she has done to date. Because timing is key in getting vendors to commit and is particularly challenging considering that we're launching a new program, at my request Maria has graciously started the process without the complete buy-in from the NCP Board. That is something that I hope to achieve at our upcoming meeting. I have contacted Rhonda Graber at Skylands Insurance and a worker's comp policy for the market would cost the NCP \$441.00 annually. If you have any questions prior to our meeting, please feel free to contact me at your convenience.

If you have not yet RSVP'd to Joanne, please do!

Thank you,
Steve



NETCONG FARMER'S MARKET PROPOSAL.pdf

Stephen L. Fredericks
Executive Director

