



# Borough of Netcong

23 MAPLE AVENUE  
NETCONG, NEW JERSEY 07857

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## TO ALL INTERESTED PARTIES

The Borough of Netcong is interested in retaining the services of a Traffic Consultant to review current and proposed redevelopment projects and their impact on traffic in the Borough. The Borough is a designated Transit Village and has established an Area in Need of Redevelopment around its train station. Some of the projects that are planned include:

- The Old Pocketbook Factory Project. Planning Board approved 72 residential units located at the corner of Flanders Road and Route 46, Block 19, Lot 14. The project's ownership is in transition and the potential purchasers will be appearing before the Planning Board this fall to amend its site plan. The project was facilitated by a Redevelopment Plan adopted by the Borough Council October 2013.
- The Quirk Redevelopment Project. Currently before the Planning Board requesting 126 residential units located at 34 Bank Street, Block 16.01, Lots 24 and 25.01. It is anticipated that the project will received Planning Board approval in early fall of this year.
- The Station Area Redevelopment Project. This project, originally conceived to be built out by one developer, covering several properties, including NJ TRANSIT's train station and parking lot, has now been broken into phases. The Borough adopted an amendment to its original redevelopment in October 2016. The Phase 1 Amendment now addresses redevelopment of property only owned by NJ TRANSIT and the Borough is awaiting NJ Transits issuance of a Request for Proposals for developers. NJ TRANSIT anticipates a mid fall issuance for the RFP.
- The ShopRite Expansion Project. Recently the Borough was approached by the owners of the Netcong ShopRite, located on Route 46, regarding possible expansion of the store. While exact details have yet to be determined, conceptual plans envision an expansion of 33,742 square feet, which includes a 4,515 square foot mezzanine to its existing 29,760 store. The owners have purchased several adjacent properties to facilitate the project.

The Borough is seeking a qualified traffic consultant that will review these projects as a whole, rather than individually with the goal of forming a long term strategy for the Borough. The strategy should include:

- Review the existing traffic impact studies for the two planned residential projects along with the anticipated projects listed above and advise the governing body accordingly on potential issues.
- Working with state agencies (NJ TRANSIT and NJDOT) and the County of Morris to identify concerns, opportunities and infrastructure improvements that will handle the anticipated vehicle traffic volumes as a result of all of the projects.
- Identifying opportunities to mitigate congestion along state, county and local roads.
- Develop concepts to strengthen pedestrian and bicycle connections between the proposed redevelopment projects, the train station, the Borough's existing Main Street businesses and the conceptual ShopRite expansion.

Interested parties will be interviewed by the Borough's Economic Development Committee. Interest parties should submit a letter of interest to the undersigned not later than September 11, 2017. Copies pertinent documents can be found at <http://netcong.org/traffic-consultant/>

Sincerely,

A handwritten signature in black ink, appearing to read "Ralph Blakeslee". The signature is written in a cursive, flowing style.

Ralph Blakeslee, RMC, MPA  
Borough Administrator/Zoning Officer

Cc: Economic Development Committee