

**BOROUGH OF FAR HILLS**  
Borough Council Regular Meeting  
**MINUTES**  
June 10, 2019

**CALL TO ORDER**

Mayor Vallone called the meeting to order at 7:07 p.m. at the Far Hills Municipal Building and read the open public meetings statement in accordance with the law.

**PLEDGE OF ALLEGIANCE**

Mayor Vallone led the Pledge of Allegiance.

**ROLL CALL**

Present: Carty, Hand, Karner, Surks, Tweedie, Vallone

Absent, as Excused: Chimenti

Absent:

Also Present: Clerk Hicks, Attorney Sordillo, Chief DeCarolis, Officer Mulch, Planner Banisch and approx. 15 members of the public

**PRESENTATION**

Mr. Ralph Jones III, President of the Essex Horse Trials, Inc., presented an overview of the event to be held on June 22-23, 2019 at Moorland Farm. He stated that this was the event's third year and would feature over 280 competitors, an antique car show and many food and merchant vendors. The two day event, with an anticipated total attendance of 3,500, benefits the Greater Newark LifeCamp located in Pottersville, NJ.

**REPORTS**

**Councilman Hand – Fire, Water, Light, Buildings & Grounds**

No report.

**Councilwoman Tweedie – Health/Sanitation**

Councilwoman Tweedie reported that much of the water flow into the sewer system could be attributed to ground water infiltration. She stated that weather dependent, the Borough's Environmental Engineer, Natural System Utilities would be conducting a video surveillance of the sewer system to ascertain any leaks and propose appropriate remediation.

**Councilman Surks – Roads**

Councilman Surks reported that NJDOT would be commencing the milling and paving of Route 202 from Far Hills to Bernardsville this month and the project was expected to be completed within 10 days. He also reported that a portion of the roadway adjacent to the culvert near 196 Lake Road was damaged due to the heavy rains; the Bedminster DPW placed cones in the area pending remediation.

Councilman Surks also reported that John Mantz, Director of the Bedminster DPW was apprised of additional roadway repairs along Lake Road as they may pose a hazard to bicyclists.

**Councilman Carty – Finance/Insurance**

No report.

### **Council President Karner – Police**

Council President Karner noted that there were several events in the Borough this past weekend. The Special Olympics/Law Enforcement Torch Run on Route 202 passed through Far Hills on June 7, 2019. The Morris Area Freewheelers Revolutionary Ramble utilized the J. Malcolm Belcher Fairgrounds as a rest stop on June 8, 2019, and the Miles for Matheny event, which also utilized the Fairgrounds, was held on June 9, 2019. Council President Karner commended the Far Hills Police Department for their efforts regarding these events. He noted that representatives from Miles for Matheny had already expressed an interest in holding their event in Far Hills again next year.

Council President Karner indicated that he and Councilman Carty met again this week regarding the PBA negotiations. Further review by the Borough's Human Resources Officer Jill Searing as well as legal counsel was necessary.

### **Chief DeCarolus – Police**

Chief DeCarolus stated that the May 2019 Police Report had been submitted.

He reminded residents to sign up for Nixle in order to be notified of traffic alerts as well as other notifications from the Borough. Chief DeCarolus indicated Route 202 would remain open during the milling and paving, as the NJDOT would be facilitating alternating lane closures during the evening hours.

### **Mayor Vallone**

Mayor Vallone also expressed his appreciation to the Far Hills Police Department for their efforts in overseeing the many events that occurred in the Borough this past weekend.

Mayor Vallone acknowledged the resignation of Ms. Janet Seylaz, who served as the Administrative Assistant in the Clerk's office and recognized her dedication and service to the Borough of Far Hills.

## **REGULAR AGENDA**

### **APPROVAL OF MINUTES**

5/28/19 – Regular Meeting

Motion by Councilman Surks, seconded by Councilwoman Tweedie, was unanimously carried that these minutes be approved for content and release.

5/28/19 – Executive Session Meeting

Motion by Councilman Surks, seconded by Councilman Hand, was unanimously carried that these minutes be approved for content only.

## **UNFINISHED BUSINESS**

### **ORDINANCE – PUBLIC HEARING AND ADOPTION**

**ORDINANCE 2019-03** – AN ORDINANCE APPROPRIATING \$81,680.00 FOR VARIOUS CAPITAL IMPROVEMENTS

Council President provided a brief description of the police equipment that would be purchased through this capital expenditure.

Motion by Council President Karner, seconded by Councilwoman Tweedie and unanimously carried to open the public hearing.

There were no comments from the public. Clerk Hicks advised that the notice of the public hearing was published in the newspaper of record, and that no communication, either written or verbal, was received regarding the Ordinance.

Motion by Council President Karner, seconded by Councilman Surks and unanimously carried to close the public hearing.

Motion by Council President Karner, seconded by Councilwoman Tweedie that Ordinance 2019-03 be adopted.

Roll Call:

Aye: Carty, Hand, Karner, Surks, Tweedie

Nay:

Abstain:

Motion Carried.

## **NEW BUSINESS**

### **RESOLUTIONS**

**Resolution 19-078 – Adoption of 2019 Budget** – carried from May 28, 2019

Motion by Councilman Carty, seconded by Councilman Surks, that Resolution 19-078 be approved.

Roll Call:

Aye: Carty, Hand, Karner, Surks, Tweedie

Nay:

Abstain:

Motion Carried

### **Resolution 19-087 – Cancellation of Capital Improvement Ordinances**

Motion by Council President Karner, seconded by Councilman Surks, that Resolution 19-087 be approved.

Roll Call:

Aye: Carty, Hand, Karner, Surks, Tweedie

Nay:

Abstain:

Motion Carried

## **ORDINANCES**

### **INTRODUCTION**

#### **ORDINANCE – INTRODUCTION**

**ORDINANCE 2019-04** – AN ORDINANCE APPROPRIATING \$400,000.00 FOR DOUGLAS ROAD IMPROVEMENTS - SECTION 2

Motion by Councilman Surks, seconded by Councilman Hand that Ordinance 2019-04 be introduced.

Roll Call:

Aye: Carty, Hand, Karner, Surks, Tweedie

Nay:

Abstain:

Motion Carried.

## **CONSENT AGENDA**

The items listed within the consent agenda portion of the meeting have been referred to the Borough Council for reading and study and are considered routine and will be enacted with one motion of the Borough Council with no separate discussion. If separate discussion is required, the item may be

removed from the agenda by Borough Council action and placed on the regular agenda under new business.

## RESOLUTIONS

1. Resolution 19-088 – Authorizing an Amendment to the Shared Services Agreement  
Bernards Township - Douglas Road Resurfacing Project
2. Resolution 19-089 – Authorizing an Amendment to the Shared Services Agreement  
Bernards Township – Mine brook Road Resurfacing Project
3. Resolution 19-090 – Authorizing Submission of Incidental Modification to Project Scope  
Mine brook Road Resurfacing Project
4. Resolution 19-091 – Authorizing the Purchase of a Police Vehicle
5. Resolution 19-092 – Authorizing Payment of Taxes – B6.28 L3.05
6. Resolution 19-093 – Payment of Bill List

Motion by Council President Karner, seconded by Councilwoman Tweedie that Resolutions 19-088 through 19-093 be approved.

Roll Call:

Aye: Carty, Hand, Karner, Surks, Tweedie

Nay:

Abstain:

Motion Carried.

**PUBLIC COMMENT** – *The Mayor and Council welcome comments from any member of the public. To help facilitate an orderly meeting and to permit the opportunity for anyone who wishes to be heard, speakers shall limit their comments to 5 minutes.*

Allison Gulbrandsen, 117 Sunnybranch Road, Far Hills inquired as to the status of the distribution of the RPM Development Group proposal to the public. She also commented that an update on affordable housing was provided at the May 28, 2019 Borough Council meeting, however, was not included on the Agenda.

Attorney Sordillo responded that the statement regarding affordable housing at the May 28, 2019 meeting was made with regard to the Executive Session that was on the Agenda and in which the Council would be further reviewing affordable housing - litigation matters.

Don Paragano, representing his son, Nazario Paragano, 16 Dumont Road, Far Hills presented photos to the Borough Council depicting the flooding and drainage issues at the property. He inquired as to how commercial properties were allowed to utilize the drainage system that runs behind the properties along Dumont Road and DeMun Place and which may be contributing to the current flooding problems. He also commented about the potential for health concerns associated with these drainage and flooding issues.

Rimma Nielsen, 10 Dumont Road, Far Hills also commented about the flooding and drainage issues on Dumont Road as well as inquiring about the location of the proposed affordable housing development near the Fairgrounds.

Nunzio Merola, 8 Dumont Road, Far Hills also commented about the flooding and drainage issues on Dumont Road.

Joseph Merola, 5 DeMun Place, Far Hills concurred with the flooding and drainage issues and shared photos taken in 2004 depicting the water issue at that time and requested a time frame for action by the Borough.

Council President Karner responded that he would chair the committee to review these issues and would serve as the liaison with residents.

Denise and Ray Hawkins, 12 Dumont Road, Far Hills concurred with the comments made by other residents regarding the flooding and drainage issues and also raised the concern regarding a potential increase in the mosquito population due to the excess water.

Miguel Gamarra, 14 Dumont Road, Far Hills also expressed concern regarding the flooding and drainage issues which has affected his garage and shed.

Nazario Paragano, 16 Dumont Road, Far Hills commented that he had posted a bond in order to utilize the services of the Borough Engineer, Ferriero Engineering regarding this issue as well as requesting documentation via an OPRA request for plans of the storm water and sewer systems in the Borough.

Frank Semcer, 360 Lake Road, Far Hills inquired as to the time frame for repairs to the potholes along Lake Road. He also commented that Preserve Far Hills, Inc. indicated that adding 105 townhouses would adversely affect the market value of the current homes in the Borough and the RPM Development Group proposal of all affordable rental units was preferable. Lastly, he suggested the formation of a steering committee comprised of residents to assist with the evaluation of the RPM proposal.

Charles Schwester, 410 Lake Road, Far Hills requested a status update regarding the RPM Development Group proposal.

Mr. Sordillo attempted to provide an update but was interrupted.

Jon Sobel, 44 Spring Hollow Road, Far Hills presented a letter to the Borough Council in which he inquired about an extension for the Fairness Hearing and Settlement Agreement, and commented upon the lack of notification of meetings and transparency pertaining to affordable housing information.

Janine Silberberg, 90 Hidden Valley Road, Far Hills inquired if the RPM Development Group would be making a public presentation at an upcoming Borough Council meeting and, also requested clarification as to the affordable housing process with the Planning Board.

Mr. Sordillo provided an overview of the process and the timing imposed by the Court with regard to the adoption of an amendment to the Master Plan and the Fair Share Housing Element Plan by the Planning Board.

Dr. George Mellendick, 260 Lake Road, Far Hills inquired as to the use of natural stone should the culvert wall on Lake Road require replacement. He also questioned whether the drainage pipes described by residents this evening were the same system mentioned at the June 3, 2019 Planning Board meeting with respect to Mr. Welsh's application. Dr. Mellendick also requested that Pulte Homes provide an additional presentation at an upcoming Council meeting regarding their proposed affordable housing development.

Cindy Campbell, 81 Peapack Road, Far Hills inquired as to the dates for the upcoming Borough Council and Planning Board meetings.

Mayor Vallone thanked everyone for their comments and indicated that residents would be provided a detailed report once the Borough Council had completed its review of the affordable housing proposals and analyses provided by its professionals.

There were no further comments from the public.

#### **EXECUTIVE SESSION**

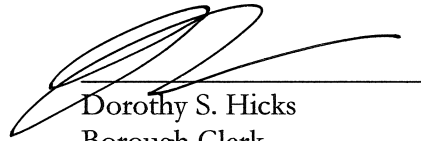
**Resolution 19-093** – Attorney/Client Privilege – Litigation – Affordable Housing

Motion by Councilwoman Tweedie, seconded by Council President Karner and unanimously carried to approve Resolution 19-093.

#### **RETURN TO OPEN SESSION AND ADJOURNMENT**

Motion by Councilwoman Tweedie, seconded by Council President Karner and unanimously carried to adjourn the meeting at 9:05 p.m.

Respectfully submitted,



Dorothy S. Hicks  
Borough Clerk

APPROVED– 6/24/19