

BOROUGH OF FAR HILLS
Borough Council Regular Meeting
MINUTES
December 9, 2019

CALL TO ORDER

Mayor Vallone called the meeting to order at 7:03 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: Chimenti, Hand, Karner, Tweedie, Vallone
Absent, as Excused: Carty, McLean
Absent:
Also Present: Clerk Hicks, Attorney Sordillo, Sergeant Kocur

REPORTS

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

No report.

Councilwoman Tweedie – Health/Sanitation

Councilwoman Tweedie reported that the sewer video surveillance report had been submitted and noted that no major issues were identified. Several minor issues were identified; however, it was determined that it would not be cost effective to make those repairs at this time.

She also reported that the lining at the end of the sewer pipes, which was relined approximately twenty years ago, has begun to deteriorate. She noted that no leakage was determined and there was not a concern at the moment, however, would consult with the Borough Environmental Engineer, Natural Systems Utilities, for a future remediation plan.

Councilwoman Chimenti – Laws, Ordinances & Elections

No report.

Council President Karner – Police

Council President Karner presented the November 2019 Police Report. He informed the Council that the PBA Contract, as well as the Chief's Memorandum of Understanding Agreement, were currently being reviewed by the attorneys.

Sergeant Kocur

Sergeant Kocur stated the year end high visibility DUI enforcement detail, funded by a grant from the Division of Highway Safety, commenced on December 6, 2019 and would remain in force until January 1, 2020.

Mayor Vallone

Mayor Vallone expressed his appreciation to Council President Karner and Councilman Carty for their efforts in the negotiation of the PBA contract.

APPROVAL OF MINUTES

11/25/19 – Regular Meeting

Motion by Council President Karner, seconded by Councilwoman Tweedie, was unanimously carried that these minutes be approved for content and release.

11/25/19 – Executive Session

Motion by Council President Karner, seconded by Councilwoman Tweedie, was unanimously carried that these minutes be approved for content only.

REGULAR AGENDA

NEW BUSINESS

ORDINANCES – INTRODUCTION

ORDINANCE 2019-08 - AN ORDINANCE OF THE BOROUGH OF FAR HILLS AMENDING AND SUPPLEMENTING THE LAND MANAGEMENT ORDINANCE OF THE BOROUGH OF FAR HILLS TO ESTABLISH THE TH-6-IAR TOWNHOUSE INCLUSIONARY AGE-RESTRICTED ZONING DESIGNATION FOR BLOCK 5, LOT 4, AND TO ESTABLISH USE, BULK AND DEVELOPMENT STANDARDS FOR MARKET-RATE AGE-RESTRICTED TOWNHOUSE AND AFFORDABLE RENTAL APARTMENT DEVELOPMENT ADDRESSING A PORTION OF FAR HILLS BOROUGH'S THIRD ROUND AFFORDABLE HOUSING OBLIGATIONS

Mr. Sordillo provided a brief overview of Ordinance 2019-08 as prepared by Borough Planner, David Banisch and continued to outline the procedural steps for introduction and adoption as required by statute. He stated that pending approval of the introduction of the Ordinance by the Borough Council this evening, the Ordinance would then be referred to the Planning Board for a consistency review at a December 17, 2019 Special Planning Board meeting. He continued noting that the public hearing for the Ordinance was scheduled for the December 23, 2019 Borough Council meeting and at that time there would be an opportunity for public comment. Mr. Sordillo indicated that the Borough has been ordered by the Court to have the zoning ordinances adopted prior to year-end.

Mr. Sordillo noted that the resolution authorizing the Affordable Housing Agreement with Melillo Equities, LLC was on the agenda for later in the meeting.

George Mellendick, 260 Lake Road, Far Hills sought clarification as to what was encompassed in a Bulk Standard as indicated in Ordinance 2019-08.

Mr. Sordillo defined the Bulk Standard and indicated that the ordinance sets forth the parameters to provide a realistic opportunity for the production of housing affordable to low and moderate income households.

Charles Schwester, 410 Lake Road, Far Hills inquired as to the minimum sales price for the market rate units as it relates to the payment to be made to the developer by the Borough for the age restriction.

A brief discussion ensued regarding the market price and the payment to the developer for the market rate age restricted units. Mr. Sordillo explained that it was not legally permissible to establish a minimum market price via a zoning ordinance; however, during the Planning Board's review of the application certain design features could be required to warrant a higher price point. He further clarified that the Borough would only be making a payment to the developer upon occupancy of the age restricted market rate unit(s).

Motion by Councilwoman Tweedie, seconded by Councilwoman Chimenti that Ordinance 2019-08 be introduced.

Roll Call:

Aye: Chimenti, Hand, Karner, Tweedie

Nay:

Abstain:

Recused:

Motion Carried.

ORDINANCE 2019-09 – AN ORDINANCE TO FIX AND DETERMINE THE SALARIES, WAGES OR COMPENSATION TO BE PAID TO CERTAIN OFFICERS AND EMPLOYEES OF THE BOROUGH OF FAR HILLS, IN THE COUNTY OF SOMERSET, STATE OF NEW JERSEY

Ms. Hicks provided a brief overview of the changes to the salary ranges for various positions.

Motion by Council President Karner, seconded by Councilman Hand that Ordinance 2019-09 be introduced.

Roll Call:

Aye: Chimenti, Hand, Karner, Tweedie

Nay:

Abstain:

Recused:

Motion Carried.

RESOLUTIONS

Resolution 19-155 – Authorizing Affordable Housing Agreement – Melillo Equities, LLC

Mr. Sordillo provided a brief overview of the Agreement and indicated that per the schedule ordered by the Court, the Borough was required to have this Agreement authorized by December 9, 2019.

Motion by Councilwoman Tweedie, seconded by Councilman Hand to approve Resolution 19-155.

Roll Call:

Aye: Chimenti, Hand, Karner, Tweedie

Nay:

Abstain:

Recused:

Motion Carried.

Resolution 19-156 – Authorizing Change Order – NJDOT Douglas Road – Section 2

Ms. Hicks provided a brief overview of the change order.

Motion by Council President Karner, seconded by Councilwoman Tweedie to approve Resolution 19-156.

Roll Call:

Aye: Chimenti, Hand, Karner, Tweedie

Nay:

Abstain:

Recused:

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.

1. Resolution 19-157 – Authorizing Refund of Planning Board Escrow
B14 L5 - 41 Route 202
2. Resolution 19-158 – Authorizing Chapter 159 Grant
2019 Drive Sober End of Year Mobilization
3. Resolution 19-159 – Authorizing Change Order – Professional Services Contract
Nisivoccia, LLP
4. Resolution 19-160 – Authorizing Change Order – Professional Services Contract
Mitzner and Mitzner, PA
5. Resolution 19-161 – Bill List

Motion by Council President Karner, seconded by Councilwoman Tweedie that Resolutions 19-157 through 19-161 be approved.

Roll Call:

Aye: Chimenti, Hand, Karner, Tweedie

Nay:

Abstain:

Recused:

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.*

Lee Pressler, 80 Lake Road, Far Hills commented upon the resignation of Councilman Surks one week prior to the election and using expletives stated that it was fraudulent, slimy and underhanded and stated that Councilman Surks' name should have been removed from the ballot. He questioned why his wife, Amy Pressler who received the next highest number of votes, was not given the seat on the Council and indicated that he would seek legal action.

Mayor Vallone responded that accusations were unfounded and the procedure was provided to the Borough by the Board of Elections.

Jon Sobel, 44 Spring Hollow Road, Far Hills inquired as to the election procedure. He also inquired as to specific documents and submission schedule required by the Court. He questioned why the developer, Pulte did not attend the presentation of the Errico Acres site on November 25, 2019 and again requested that the Borough seek an extension from the Court to allow time for additional input from residents.

Mr. Sordillo responded by briefly outlining the schedule ordered by the Court and noted the schedule was posted on the Borough's website. He noted that the public hearing for the ordinance would be held at the Borough Council meeting on December 23, 2019 and at that time the public would have an opportunity to comment on the ordinance.

Charles Schwester, 410 Lake Road, Far Hills commented upon the prior discussion regarding the market price of the units and the importance of maintaining values in the \$800,000.00 range. He also commented upon the election process and recommended that Dr. George Mellendick should have been selected to serve on the Council rather than Dr. Ted McLean who he referred to as a "Potted Plant."

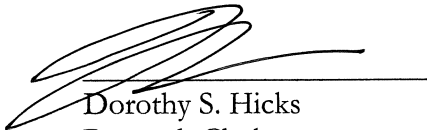
George Mellendick, 260 Lake Road, Far Hills inquired if representatives from Pulte would be making a presentation at a future meeting. He also inquired as to the availability of the ordinance and agreement for the public to review prior to the meeting.

There were no further comments from the public.

ADJOURNMENT

Motion by Council President Karner, seconded by Councilwoman Tweedie and unanimously carried to adjourn the meeting at 7:48 p.m.

Respectfully submitted,



Dorothy S. Hicks
Borough Clerk

APPROVED – 12/23/19