

BOROUGH OF FAR HILLS
Borough Council Regular Meeting
MINUTES
February 24, 2020

CALL TO ORDER

Mayor Vallone called the meeting to order at 7:04 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: Councilman Joseph Carty, Councilwoman Mary Chimenti, Councilman Richard Hand, Councilman Ted McLean, Councilwoman Sheila Tweedie, Mayor Paul J. Vallone, MD

Absent, as Excused: Council President David Karner

Absent:

Also Present: Borough Clerk Dorothy S. Hicks, Borough Attorney Joseph Sordillo, Borough Planner David Banisch

REPORTS

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

No report.

Councilwoman Tweedie – Health/Sanitation

No report.

Councilman McLean – Roads

No report.

Councilman Carty – Finance/Insurance

Councilman Carty reported that preparations for the 2020 Budget were underway.

Councilwoman Chimenti – Laws, Ordinances, & Elections

No report.

Chief DeCarolis

Chief DeCarolis reported that a high visibility enforcement detail focusing on distracted drivers was recently completed.

Mayor Vallone

Mayor Vallone indicated that he met with CFO Debra Stern this evening regarding preparation of the 2020 Budget. He noted that property assessments throughout the state have decreased which may have an impact on municipal budgets this year.

REGULAR AGENDA

APPROVAL OF MINUTES

2/10/20 – Regular Meeting Minutes

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

NEW BUSINESS

ORDINANCES – INTRODUCTION

ORDINANCE 2020-02 – AN ORDINANCE AMENDING ORDINANCE NO. 97-6, REVISING AND UPDATING THE BOROUGH’S REGULATIONS ON PARKING DURING SPECIAL LARGE AND PUBLIC EVENTS IN THE BOROUGH OF FAR HILLS

Mr. Sordillo indicated that the Municipal Prosecutor requested the removal of the imprisonment component in Ordinance 97-6 as it currently requires a court appearance for a parking violation. Mr. Sordillo further advised that with the amended ordinance, the violation would be satisfied by only the payment of the \$100.00 fine, without the need for a court appearance, which could lessen the workload and streamline Court proceedings.

Motion by Councilwoman Tweedie, seconded by Councilman Carty that Ordinance 2020-02 be introduced.

Roll Call:

Aye: Carty, Chimenti, Hand, McLean, Tweedie

Nay:

Abstain:

Recused:

Motion Carried.

ORDINANCE 2020-03 – AN ORDINANCE AMENDING AND SUPPLEMENTING THE LAND MANAGEMENT ORDINANCE OF THE BOROUGH OF FAR HILLS TO ESTABLISH A NEIGHBORHOOD OFFICE MIXED-USE AFFORDABLE HOUSING OVERLAY (NO-AHO) ZONE DISTRICT FOR THE PROPERTIES IDENTIFIED AS BLOCK 13, LOTS 2 & 3 IN THE BOROUGH OF FAR HILLS AND TO ESTABLISH USE, BULK AND DEVELOPMENT STANDARDS FOR MUNICIPALLY-SPONSORED AFFORDABLE RENTAL APARTMENT DEVELOPMENT ADDRESSING A PORTION OF FAR HILLS BOROUGH’S THIRD ROUND AFFORDABLE HOUSING OBLIGATION.

Mr. Sordillo provided a brief overview and indicated that this ordinance follows the presentation made by Mr. Hotz at the February 10, 2020 Borough Council meeting and addresses the properties at 8 and 10 Peapack Road. Mr. Sordillo further explained that Mr. Hotz would also be redeveloping the existing house at 46 Peapack Road and which redevelopment was previously authorized by Ordinance 2019-07.

Mr. Sordillo outlined the procedures and documentation required of the Borough Council and the Planning Board, indicating that Ordinance 2020-03 was planned to be presented to Planning Board for a consistency review with the Master Plan at the March 2, 2020 Planning Board meeting.

He further informed the Borough Council and public that due to a lack of a quorum, it was necessary to cancel the March 9, 2020 Borough Council meeting. The public hearing on Ordinance 2020-03 would be held at the March 23, 2020 Borough Council meeting. He further stated that Fair Share Housing Center had been apprised and a request for an extension until April 6, 2020 was submitted to the Court.

Motion by Councilwoman Tweedie, seconded by Councilman Carty that Ordinance 2020-03 be introduced.

Roll Call:

Aye: Carty, Chimenti, Hand, McLean, Tweedie

Nay:

Abstain:

Recused:

Motion Carried.

RESOLUTIONS

Resolution 20-054 – Authorizing Purchase of Police Equipment In-Car Video System for Law Enforcement – WatchGuard

Chief DeCarolis provided an overview of the evidence management system.

A brief discussion ensued regarding refurbished equipment, the quantity and type of cameras, and the pricing and warranty for the equipment.

Motion by Councilman Carty, seconded by Councilwoman Chimenti that Resolution 20-054 be approved.

Roll Call:

Aye: Carty, Chimenti, Hand, McLean, Tweedie

Nay:

Abstain:

Recused:

Motion Carried.

Resolution 20-055 - Authorizing Adoption of the Updated Multi-Jurisdictional Hazard Mitigation Plan for Somerset County

Mr. Sordillo provided an overview and indicated that the plan erroneously identified 180 Douglas Road as a potential development in the Borough. He stated that both he and Ms. Hicks have been in contact with the County in an effort to correct this error, but per the County the correction could not be made at this time due to prior submissions from other municipalities for federal funding. Mr. Sordillo advised that the Resolution was revised to include a condition that the County would make the necessary corrections to properly identify the developments in the Borough.

Motion by Councilman Carty, seconded by Councilman Hand that Resolution 20-055 be approved.

Roll Call:

Aye: Carty, Chimenti, Hand, McLean, 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.

RESOLUTIONS

Resolution 20-056 – Confirming Resignation – Technical Assistant Construction Official

Resolution 20-057 – Payment of Bill List

Motion by Councilman Carty, seconded by Councilman Hand that Resolutions 20-056 through 20-057 be approved.

Roll Call:

Aye: Carty, Chimenti, Hand, McLean, 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.*

Motion by Councilwoman Tweedie, seconded by Councilman Carty and unanimously carried to open the meeting to public comment.

Rick Rinzler, 11 Hurlingham Club Road, Far Hills noted a correction to the title of Ordinance 2020-03 from “Thirst” Round to “Third” Round.

Charles Schwester, 410 Lake Road, Far Hills expressed concern regarding the negotiation for the property at 46 Peapack Road. He also inquired as to the monitoring of the occupancy limits and restrictions on the affordable housing units specifically in regard to the financial implication of additional school aged children.

Mayor Vallone responded that he regularly meets with the superintendent of the Somerset Hills Regional School District and the Borough annually reviews the school enrollment list for confirmation of residences in the Borough. He advised that the current enrollment in Far Hills was 89 students; a decrease from the prior year.

Mr. Sordillo advised that as a sending district, the Borough is invoiced on a per student basis.

Cindy Campbell, 81 Peapack Road, Far Hills inquired as to the verification process for the school enrollment list.

A general discussion ensued regarding the verification process of school enrollments within the Borough.

George Mellendick, 260 Lake Road, Far Hills expressed concern for the potential overcrowding of the affordable housing units, specifically the property at 46 Peapack Road due to the square footage of the proposed units.

Mr. Sordillo responded that applicants for affordable housing must qualify on both income and household size requirements.

There were no further comments from the public.

Motion by Councilwoman Tweedie, seconded by Councilman Hand and unanimously carried to close the meeting to public comment.

EXECUTIVE SESSION

Resolution 20-058

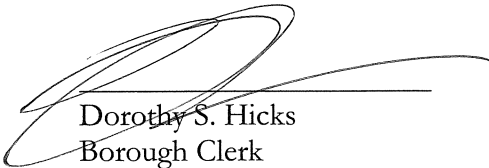
- Attorney Client Privilege - Contract Negotiation - Comcast Corporation's Cable Franchise Renewal Application
- Attorney Client Privilege - Litigation - Affordable Housing

Motion by Councilwoman Tweedie, seconded by Councilman Carty and unanimously carried to approve Resolution 20-058.

RETURN TO OPEN SESSION AND ADJOURNMENT

Motion by Councilman Carty, seconded by Councilwoman Tweedie and unanimously carried to adjourn the meeting at 8:40 p.m.

Respectfully submitted,



Dorothy S. Hicks
Borough Clerk

APPROVED - 4/13/2020