

BOROUGH OF FAR HILLS
Borough Council Regular Meeting
MINUTES
July 24, 2023

CALL TO ORDER

Mayor Welsh 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 Welsh led the Pledge of Allegiance.

ROLL CALL

Present: Councilman Joseph Carty, Councilman David P. Karner, Councilman Rick Rinzler, Councilwoman Sheila Tweedie, Mayor Kevin P. Welsh
Absent, as Excused: Council President Mary Chimenti, Councilman Peter J. Coccoziello, Jr.
Absent:
Also Present: Borough Clerk Dorothy S. Hicks, Borough Attorney Joseph Sordillo, and Chief Michael DeCarolis

REPORTS

Councilwoman Tweedie – Health & Sanitation

Councilwoman Tweedie reported the sanitary sewer system was running well. She also provided a brief update regarding the July 19, 2023 Planning Board meeting noting that the reexamination of the Borough's Master Plan was discussed.

Councilman Carty – Finance & Insurance

No report.

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

Councilman Karner reported the paving of the basketball court was completed and quotes were being obtained for the painting of the court lines. He reported the following projects at the fairgrounds have been completed: installation of new split rail fencing and signage; relocation of the Porto-John; removal of the cricket pitch. He noted that new playground mulch and bollards along the track entrances were planned to be installed in the next few weeks and grant funds would be utilized to purchase new trash and recycling receptacles at the fairgrounds.

He reported that New Jersey American Water recently confirmed that the water main was located along the opposite side of Peapack Road from the fairgrounds; however, there was a water chamber located along the same side as the fairgrounds and proposals were being reviewed to utilize this chamber to relocate the water lines to the main barn. The relocation of the water lines was necessary due to the recurring damage caused during the installation of the tents for the Atlantic Visiting Nurse Rummage Sale.

Councilman Karner stated that the fencing along Route 202 and Peapack Road would be reviewed for remediation concurrent with the NJDOT Route 202 bridge replacement project. Lastly, he noted that the everything at the fairgrounds was copasetic as the large gatherings for swimming in the river have abated.

Councilman Rinzler – Police

Councilman Rinzler reported he met with Chief DeCarolis, and unfortunately due to insurance restrictions the Far Hills Police Department will not be participating in the National Night Out event this year.

Councilman Rinzler stated that the roads and traffic signals impacted by the recent storm have been fully restored.

He acknowledged the efforts of Detective/Corporal Kamieniecki in the apprehension of a perpetrator for an incident in Bedminster Township.

Councilman Karner acknowledged the efforts of Officer Merkle and the Far Hills Bedminster First Aid Squad who assisted in the care of a Far Hills resident who was injured at her home.

Chief DeCarolis

Chief DeCarolis reported the Far Hills Police Department assisted in an ambulance call for an elderly resident who had fallen. He noted emergency services were alerted through the individual's Apple watch.

Mayor Welsh

Mayor Welsh informed the Borough Council that he met with the new Somerset Hills Regional School District Superintendent, Dr. Brian Brotschul on July 20, 2023. He noted that Dr. Brotschul was visiting with each Mayor and Police Chief in the district.

He stated the Far Hills Recreation Committee would be hosting an additional movie night on September 16, 2023, featuring the movie E.T. and encouraged all to attend.

Mayor Welsh also acknowledged the efforts of Officer Mulch who provided medical assistance recently at his place of business.

REGULAR AGENDA

APPROVAL OF MINUTES

7/10/2023 – Regular Meeting Minutes

Motion by Councilman Rinzler, seconded by Councilman Karner, was unanimously carried that these minutes be approved for content and release.

7/10/2023 – Executive Session Minutes

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

PRESENTATION

Far Hills Race Meeting Association, Inc. - Mr. Guy Torsilieri, Chairman

Mr. Torsilieri provided a brief overview of the event which will be held at Moorland Farm on Saturday, October 21, 2023, as well as detailing the plan submitted by Verizon Wireless for the Special Use Permit application which includes additional equipment and increases the time period to ten (10) years.

A brief discussion ensued regarding the 102nd running of the Far Hills Race event as well as the general attendance and features of the additional events held at Moorland Farm.

Councilman Rinzler inquired about the ten-year permit application and the annual dates indicated on the Hold Harmless Agreement.

Mr. Sordillo clarified that the resolution authorizing the Special Use Permit would specify that the cell on wheels (COW) monopole and five (5) antennas would be permitted to be installed up to six (6) weeks prior to the event and must be removed within fourteen (14) days after the conclusion of the event for the ten-year period; however, the Hold Harmless Agreement and Certificate of Insurance must be submitted for the event on annual basis.

PUBLIC HEARING – SPECIAL USE PERMIT APPLICATION

New York SMSA Limited Partnership d/b/a Verizon Wireless
B18, L1 – 100 Liberty Corner Road, Far Hills, NJ
One (1) temporary monopole structure and five (5) antennas on existing poles

Mayor Welsh opened the public hearing.

There were no comments from the public.

Mayor Welsh closed the public hearing.

It was noted that the resolution authorizing the Special Use Permit would be on the agenda at the next Borough Council meeting scheduled for August 14, 2023.

UNFINISHED BUSINESS RESOLUTION

Resolution 23-126 – Authorizing Approval of Architectural Design as a Condition of the Planning Board's Approval of the Development of Affordable Housing for 8 & 10 Peapack Road
Tabled from the July 10, 2023 meeting.

A brief discussion ensued regarding the awning and siding colors, as well as the current condition of the property located at 8 & 10 Peapack Road, resulting in a consensus to table the resolution. Mr. Hotz would be asked to make a presentation detailing additional color combinations for the property for the Council's consideration at the August 14, 2023 meeting.

Mr. Sordillo clarified that the architectural features for review by the Borough Council pertain only to the façade, specifically the color and product samples.

Mayor Welsh opened the meeting to the public regarding this matter only.

Mr. Charles Schwester, 410 Lake Road, Far Hills commented upon the importance of having architectural renderings to present a sampling of different color combinations during the Planning Board application process

There were no further comments from the public.

Mayor Welsh closed the meeting to the public.

NEW BUSINESS

ORDINANCES – INTRODUCTION

ORDINANCE 2023-10 - AN ORDINANCE AUTHORIZING THE BOROUGH OF FAR HILLS' ACCEPTANCE OF A 200-FOOT-WIDE SCENIC CORRIDOR EASEMENT, STREAM CORRIDOR CONSERVATION EASEMENT, AND RIGHT-OF-WAY EASEMENT (LAKE ROAD) IN CONNECTION WITH THE PLANNING BOARD'S GRANT OF VARIANCE RELIEF FOR THE PROPERTY LOCATED AT 20 LAKE ROAD

Mr. Sordillo provided a brief overview of the easements being authorized through Ordinance 2023-10.

A brief discussion ensued regarding conservation easements currently held by public entities and the interest by the NJDEP Green Acres in obtaining the rights to these easements. Mr. Rinzler inquired as to restrictions for the homeowner as a result of these easements. Mr. Sordillo responded that requests by homeowners would require approval by the municipality, stressing the importance of the easements staying within the governance of the municipality.

Motion by Councilwoman Tweedie, seconded by Councilman Rinzler that Ordinance 2023-10 be introduced.

Roll Call:

Aye: Carty, Karner, Rinzler, 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; a copy placed on the table in the meeting room and is considered routine and will be enacted with one motion 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 23-130 – Confirming Resignation – Assistant to the Borough Clerk
2. Resolution 23-131 – Authorizing Large Event Permit – Far Hills Race Meeting, Inc.
3. Resolution 23-132 – Authorizing Escrow Refund – 2019-2023 - Special Use Permits
4. Resolution 23-133 – Authorizing Tax Adjustments – Various Accounts
5. Resolution 23-134 – Authorizing Extension of Grace Period for 3rd Quarter Taxes
6. Resolution 23-135 – Authorizing Affordable Housing Deed Restriction – B5 L4.02
7. Resolution 23-136 – Authorizing Change Order - Not-To-Exceed
Trimboli & Prusinowski, LLC
8. Resolution 23-137 – Payment of Bill List

Motion by Councilman Karner, seconded by Councilwoman Tweedie that Resolutions 23-130 through 23-137 be approved.

Mayor Karner inquired as to the last time the ordinance governing large events was reviewed. Ms. Hicks responded that the current ordinance was adopted in 2017.

Roll Call:

Aye: Carty, Karner, Rinzler, 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.*

Mayor Welsh opened the meeting to public comment.

There were no comments from the public.

Mayor Welsh closed the meeting to public comment.

EXECUTIVE SESSION

Resolution 23-138

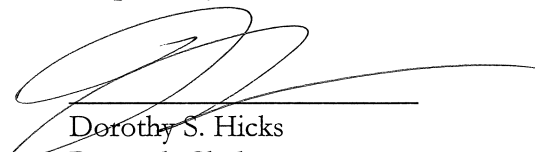
1. Attorney Client Privilege – Litigation – Far Hills in Crisis, Inc.
2. Attorney Client Privilege – Litigation – Peace and Quiet Farm, LLC
3. Contract Negotiations – PBA Contract
4. Contract Negotiations – Crossroads Paving

Motion by Councilman Karner, seconded by Councilman Rinzler and unanimously carried to approve Resolution 23-138.

RETURN TO OPEN SESSION AND ADJOURNMENT

Motion by Councilman Karner, seconded by Councilwoman Tweedie and unanimously carried to adjourn the meeting at 8:25 p.m.

Respectfully submitted,



Dorothy S. Hicks
Borough Clerk

APPROVED – 8-14-2023