

BOROUGH OF FAR HILLS
Borough Council Regular Meeting
MINUTES
August 14, 2023

CALL TO ORDER

Mayor Welsh called the meeting to order at 7:02 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, Council President Mary Chimenti, Councilman Peter J. Coccoziello, Jr., Councilman David P. Karner, Councilman Rick Rinzler, Councilwoman Sheila Tweedie, Mayor Kevin P. Welsh

Absent, as Excused:

Absent:

Also Present: Borough Clerk Dorothy S. Hicks, Borough Attorney Joseph Sordillo, and Chief Michael DeCarolis

REPORTS

Councilman Coccoziello – Roads

Councilman Coccoziello reported the Pennbrook Road Improvements project was progressing and was anticipated to be completed within the next two months. He continued noting the engineering specifications and plans for the DeMun Place and Dumont Road Improvements project were nearing completion and the project would be going out to bid within the next month.

Councilman Coccoziello stated that short-term patchwork on Sunnybranch Road and Lake Road was planned in the near future. A review of the condition of the roadways was underway in order to maintain a proactive long-term approach to infrastructure improvements.

Councilwoman Tweedie – Health & Sanitation

No report.

Councilman Carty – Finance & Insurance

No report.

Council President Chimenti – Laws & Ordinances

Councilwoman Chimenti reported the Court deposits for July 2023 were \$7,525.00 with the Municipal portion being \$2,481.98. She also provided a brief overview of the number of court cases held in person and via Zoom.

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

Councilman Karner reported he has provided a copy of the Rules and Regulations for the use of the J. Malcolm Belcher Fairgrounds to each member of the Borough Council for their review. He also recommended including the members of the Recreation Commmittee for their input, to which Mayor Welsh was in concurrence. Councilman Karner continued stating that he and Mayor Welsh met with

Mr. Rich Quamme of Ferriero Engineering on August 10, 2023 to review the floodplain delineation at the fairgrounds in order to determine if an expansion of the playground area was permitted. An expansion of the playground areas would require approval from the NJDEP. Improvements to the existing playground area and various grant funding opportunities were also being explored.

Councilman Karner reported a proposal for the painting of the court lines at the newly installed basketball court was received and the contractor was in the process of providing the documentation to Ms. Hicks as required by statute.

He also reviewed the numerous improvements that have already been completed at the fairgrounds with the cooperation of the Bedminster DPW.

Councilman Karner stated that an estimate of \$24,000.00 for the relocation and winterization of the water line was received. As the water is utilized solely for the Atlantic Visiting Nurse Rummage Sale, this renovation will be reviewed at the pre-sale meeting to be held on August 21, 2023.

Lastly, he reported the Recreation Committee would be hosting a second movie night to be held on September 16, 2023 at 7:30 p.m. This family friendly event will feature the movie "E.T." with complimentary popcorn and refreshments.

Councilman Rinzler – Police

Councilman Rinzler presented the July 2023 Police Report and stated a grant was received to assist with the DUI enforcement detail.

Lastly, he noted the Police Committee has been meeting every two weeks in preparation for the PBA contract negotiations as the contract expires on December 31, 2023.

Chief DeCarolis

No report.

Mayor Welsh

Mayor Welsh reported the Affordable Housing Subcommittee met on August 11, 2023 to prepare for the next round of affordable housing obligations beginning in 2025. Those attending this subcommittee consisted of himself, Council President Chimenti, Councilman Coccoziello, Planning Board Chair Tom Rochat, Borough Planner David Banisch and Borough Clerk, Ms. Hicks. In order to be proactive and maintain open communications, each council member will have an opportunity to attend the subcommittee meeting on an alternating basis.

REGULAR AGENDA

APPROVAL OF MINUTES

7/24/2023 – Regular Meeting Minutes

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

7/24/2023 – Executive Session Minutes

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

PRESENTATION

Raritan Valley Development Corporation – 8 & 10 Peapack Road

Mr. Bill Hotz presented four color scheme samples for the building and awnings for the property at 8 & 10 Peapack Road as requested by the Borough Council and as required for compliance with the Planning Board resolution.

A general discussion ensued regarding the overall construction and landscaping for the project as well as the various color selections with a general consensus for the Artic White color for the building and Marine Blue for the awnings.

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 and July 24, 2023 meetings.

Motion by Councilman Karner, seconded by Council President Chimenti that Resolution 23-126 be approved.

Roll Call:

Aye: Carty, Chimenti, Coccoziello, Karner, Rinzler, Tweedie

Nay:

Abstain:

Motion Carried.

NEW BUSINESS

ORDINANCES – PUBLIC HEARING AND ADOPTION

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 the restricted use for the homeowner detailed in these easements and there was a general consensus to table the public hearing.

NEW BUSINESS

ORDINANCE - INTRODUCTION

ORDINANCE 2023-11 – AN ORDINANCE APPROPRIATING \$19,305.00 FOR POLICE ALCOTEST EQUIPMENT

Chief DeCarolis provided a brief overview of the requirement by the Attorney General for the new 9510 Alcotest equipment.

Councilman Karner inquired as to the number of DUIs on an annual basis. Chief DeCarolis responded there were approximately 25 DUIs.

Council President Chimenti inquired as to the useful life of the equipment. Chief DeCarolis responded approximately 10-15 years.

Motion by Councilman Karner, seconded by Councilman Rinzler that Ordinance 2023-11 be introduced.

Roll Call:

Aye: Carty, Chimenti, Coccoziello, Karner, Rinzler, Tweedie

Nay:

Abstain:

Motion Carried.

ORDINANCE 2023-12 – AN ORDINANCE APPROPRIATING \$155,000.00 FOR LAKE ROAD IMPROVEMENTS – SECTION 1 AND 2 – ENGINEERING

Mayor Welsh provided an overview of the project and the repairs required on Lake Road. He also indicated that the Borough has done its due diligence by reviewing the engineering costs for several prior projects and asked Ms. Hicks to review the information.

Ms. Hicks provided a brief overview of the engineering design, bid specification and construction management fees as a percentage of the total project costs for several different road improvement scopes of work. The engineering fees associated with the scope of work for the Lake Road Improvements project are within the usual percentage range of 15-20%.

Mayor Welsh added that the Borough continues to research and apply for applicable grants for these road improvement projects.

Motion by Council President Chimenti, seconded by Councilman Karner that Ordinance 2023-12 be introduced.

Roll Call:

Aye: Carty, Chimenti, Coccoziello, Karner, Rinzler, Tweedie

Nay:

Abstain:

Motion Carried.

ORDINANCE 2023-13 – AN ORDINANCE APPROPRIATING \$20,000.00 FOR VILLAGE SIGN PROJECT – SPEED LIMIT AND COUNTY ROUTE CROSS-WALKS – ENGINEERING

Motion by Council President Chimenti, seconded by Councilman Rinzler that Ordinance 2023-13 be introduced.

Roll Call:

Aye: Carty, Chimenti, Coccoziello, 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 23-139 – Authorizing Issuance of Special Use Permit
New York SMSA Limited Partnership d/b/a Verizon Wireless
2. Resolution 23-140 – Authorizing Waiver for Temporary Sign Permit - AVN Fall Sale
3. Resolution 23-141 – Authorizing Serving of Beer and Wine at Fairgrounds
AVN Volunteer Luncheon
4. Resolution 23-142 – Authorizing Contract – Information Technology Services
ATON Computing, Inc.
5. Resolution 23-143 – Authorizing Change Order - Not-To-Exceed
Surenian, Edwards & Nolan, LLC
6. Resolution 23-144 – Authorizing SHMAYSC's 2023 Grant Application
7. Resolution 23-145 – Payment of Bill List

Councilman Karner inquired as to any concerns with the beer and wine being serviced at the AVN Volunteer Luncheon as Far Hills was a dry town.

Mr. Sordillo responded that only the retail sale, not the consumption, of alcohol is prohibited in the Borough of Far Hills. He added that the Borough Council's approval was required because the ordinance for the use of the fairground facilities prohibits alcoholic beverages from being consumed at the fairgrounds.

Councilman Rinzler inquired as to the change order for the contract with Surenian, Edwards & Nolan, LLC.

Mayor Welsh responded that when the contracts are awarded at the Reorganization meeting held in January each year, the not-to-exceed expenditures for the hourly based contracts is only an estimate. The expenses are continually monitored throughout the year and adjustments made accordingly.

Motion by Councilman Karner, seconded by Council President Chimenti that Resolutions 23-139 through 23-145 be approved,

Roll Call:

Aye: Carty, Chimenti, Coccoziello, Karner, Rinzler, Tweedie

Nay:

Abstain:

Motion Carried.

DISCUSSION

Signs and Advertisements – Hillendale Enclave, Mendham Township

Councilman Rinzler provide a brief overview of signage that was installed in the Borough which advertised for a development in Mendham Township. He also noted that a newspaper advertisement for an open house for the development utilized a Far Hills mailing address.

A general discussion ensued resulting in Mr. Sordillo stated that the signage was in violation of the Borough's ordinances and advised that only the Far Hills Zoning Officer or a Police Officer should remove signs.

With regard to the mailing address indicating Far Hills, Mr. Sordillo stated the mailing addresses are established by the Federal Post Office and is denoted by the post office that would be servicing the physical property address.

Councilman Coccoziello suggested that a letter be sent to Mendham Township's Mayor in order to apprise of the Borough's concern with the installation of the signage.

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.

Roberta Schwester, 410 Lake Road, Far Hills inquired as to the scope of the work in relation to the cost estimates for the engineering for the Lake Road Improvements project.

Ms. Hicks provided further details regarding the scope of work for the Lake Road Improvements project.

Charles Schwester, 410 Lake Road, Far Hills also inquired as to the cost of the engineering for the road projects. He also commented upon the curbing along Route 202 for the Kimbolton "Errico Acres" development opining that it was not done correctly and questioned the inspection process being conducted by Ferriero Engineering.

Mark Vogel, 5 Spring Street, Far Hills expressed his appreciation to the Borough Council and the Recreation Committee for the improvement to the fairground facilities.

There were no further comments from the public.

Mayor Welsh closed the meeting to public comment.

EXECUTIVE SESSION

Resolution 23-146

- Attorney Client Privilege – Litigation – Far Hills in Crisis, Inc.
- Attorney Client Privilege – Litigation – Peace and Quiet Farm, LLC
- Attorney Client Privilege – Litigation – Affordable Housing
- Contract Negotiations – PBA Contract
- Contract Negotiations – Crossroads Paving
- Contract Negotiations – Payment in Lieu of Pavement – Douglas and Layton Roads

Motion by Councilman Rinzler, seconded by Council President Chimenti and unanimously carried to approve Resolution 23-146.

RETURN TO OPEN SESSION AND ADJOURNMENT

Motion by Councilwoman Tweedie, seconded by Councilman Rinzler and unanimously carried to adjourn the meeting at 8:56 p.m.

Respectfully submitted,



Dorothy S. Hicks
Borough Clerk

APPROVED – 8-28-2023