

BOROUGH OF FAR HILLS
Borough Council Regular Meeting
MINUTES
August 28, 2023

CALL TO ORDER

Mayor Welsh called the meeting to order at 7:05 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, Attorney Albert Cruz

REPORTS

Councilman Coccoziello – Roads

Councilman Coccoziello reported that the milling and paving of Pennbrook Road would be commencing within the next two weeks.

He provided an overview of the numerous components involved with a road improvements project as well as the grant administration required by the New Jersey Department of Transportation. He specifically reviewed the engineering costs associated with improvements to Section 1 and 2 for Lake Road indicating that the range of 18-20% of the project construction costs is within the standard for engineering design, contract management and construction support. Councilman Coccoziello also reviewed the new NJDEP stormwater requirements which has reclassified the Borough of Far Hills as a Tier A municipality and requires significant more oversight and reporting than the prior Tier B classification.

A brief discussion ensued regarding the engineering costs for the Lake Road project.

Councilwoman Tweedie commented upon the upcoming paving of Pennbrook Road and inquired as to the specific hours for the closure and potential adverse impact upon the usage of Lake Road.

Councilman Coccoziello also stated there were dead trees along Pennbrook Road that should be addressed so that they do not fall and damage the newly paved roadway.

Lastly, Councilman Coccoziello addressed a public comment made at the August 14, 2023 Borough Council meeting regarding the construction of curbing at the Kimbolton (Errico Acres) development. After consulting with the Borough Engineer, Councilman Coccoziello reported the curbing would be compliant with NJDOT regulations and will be approximately 4" in height along the roadway.

Councilwoman Tweedie – Health & Sanitation

No report.

Councilman Carty – Finance & Insurance

No report.

Council President Chimenti – Laws & Ordinances

No report.

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

Councilman Karner stated the review of the NJDEP floodplain delineation at the fairgrounds for the potential expansion of the playground areas was still pending from Ferriero Engineering.

He reported the tents for the upcoming Atlantic Health Visiting Nurse (AVN) Rummage Sale were being installed and the temporary water spicket would be utilized for this sale to avoid any further damage to the water lines.

He also noted that additional “no parking signs” should be installed at the fairgrounds as there have been some vehicles parked in prohibited areas.

Councilman Karner reported the contractor for the painting of the basketball court lines was in the process of submitting the required purchasing documentation. He also noted that proposals for new basketball backboards were being requested.

He continued noting that proposals for the sealcoating of the municipal parking lot as well as improvements to the HVAC system at the municipal building have been requested from several contractors.

Lastly, he reminded residents of the movie night to be held on September 16, 2023 at 7:30 p.m., with a rain date of October 14, 2023. This free family friendly event will feature the movie “E.T.” and complimentary refreshments would be offered while supplies last.

Councilman Rinzler – Police

Councilman Rinzler stated he reviewed the police budget with Chief DeCarolis and there were discussions to hire another Class II Special Officer.

He recognized Chief DeCarolis and Corporal Detective Kamieniecki for their efforts on a recent emergency first-aid call at the Polo Club.

Lastly, he noted the Police Committee would be meeting with the PBA Representative, Officer Curtis Mulch in September.

Mayor Welsh

Mayor Welsh stated the AVN Pre-Sale meeting was held on August 21, 2023 where matters regarding traffic, electrical repairs in the barns, post-sale cleanup arrangements and the water line relocation project were discussed. A walk-through of the fairgrounds was planned for September 5, 2023 to assess the field and track conditions prior to the start of donations which will begin on September 9, 2023 and will continue through September 26, 2023. The sale will begin on October 6, 2023 and continue through October 8, 2023. He informed the Borough Council that this sale marks the 100th anniversary of the AVN Rummage Sale being held in Far Hills. Mayor Welsh indicated a commemorative plaque would be presented during the luncheon on October 10, 2023 and will be installed on the main barn.

Mayor Welsh reported he reviewed the budget with the Borough's CFO, Debra Stern and finances are on target.

Lastly, he acknowledged Ken-Rent of Bernardsville for their assistance and sponsorship of the Borough's movie night to be held on September 16, 2023.

REGULAR AGENDA

APPROVAL OF MINUTES

8/14/2023 – Regular Meeting Minutes

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

8/14/2023 – Executive Session Minutes

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

ORDINANCE – 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

Tabled from 8/14/2023 Meeting.

Mayor Welsh informed the Borough Council that upon consultation with the property owner, it was requested that the acceptance of the easements continue without any further revisions.

Councilman Coccoziello inquired of Mr. Cruz regarding the maintenance of the property within the scenic corridor easement and if he was aware of standard easements in other municipalities. Mr. Cruz responded the Borough has had this ordinance in place for many years and for this particular property, the owner has indicated that they would like to move forward with the easements as is but would like to remain flexible if there were any future policy changes pertaining to the easements in the Borough.

A general discussion ensued regarding the current policies regarding easements in the Borough and the conditions and resolution compliance criteria set forth by the Planning Board.

Mayor Welsh opened the public hearing for Ordinance 2023-10 to the public.

Charles Schwester, 410 Lake Road, Far Hills commented upon the restrictive nature of the 200' easement for the current owner and which may impact the ability to sell the property in the future.

There were no further comments.

Mayor Welsh closed the public hearing for Ordinance 2023-10 to the public.

A general discussion ensued regarding the current ordinances with a general consensus to further review the ordinances with the Borough Planner.

Mr. Cruz confirmed that the Borough Council would be voting to adopt Ordinance 2023-10 without any changes or modifications.

Motion by Council President Chimenti, seconded by Councilman Coccoziello that Ordinance 2023-10 be adopted.

Roll Call:

Aye: Chimenti, Coccoziello, Karner, Tweedie

Nay: Carty, Rinzler

Abstain:

Motion Carried.

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

Mayor Welsh opened the public hearing for Ordinance 2023-11 to the public.

There were no comments from the public.

Mayor Welsh closed the public hearing for Ordinance 2023-11 to the public.

Motion by Council President Chimenti, seconded by Councilman Rinzler that Ordinance 2023-11 be adopted.

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 opened the public hearing for Ordinance 2023-12 to the public.

Charles Schwester, 410 Lake Road, Far Hills inquired as to the start and ending points of Section 1 and 2 on Lake Road as well as the respective engineering and construction costs.

Mayor Welsh responded by providing the locations of the starting and ending points for both sections of Lake Road.

Councilman Coccoziello responded by providing the engineering and construction costs for each section of the project.

There were no further comments from the public.

Mayor Welsh closed the public hearing for Ordinance 2023-12 to the public.

Motion by Councilwoman Tweedie, seconded by Councilman Karner that Ordinance 2023-12 be adopted.

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

Mayor Welsh provided a brief overview of the project for pedestrian safety signage to be installed on Peapack Road. He indicated that the Borough received a NJDOT grant in the amount of \$55,000.00 and the Engineer's estimate was approximately \$65,000.00.

Mayor Welsh opened the public hearing for Ordinance 2023-13 to the public.

There were no comments from the public.

Mayor Welsh closed the public hearing for Ordinance 2023-13 to the public.

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

Roll Call:

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

Nay:

Abstain:

Motion Carried.

NEW BUSINESS

ORDINANCE - INTRODUCTION

ORDINANCE 2023-14 - AN ORDINANCE ESTABLISHING A STATE UNIFORM CONSTRUCTION CODE ENFORCEMENT AGENCY AND ADOPTING A CONSTRUCTION FEE SCHEDULE

Mayor Welsh provided a brief overview of the changes in the construction fee schedule.

Councilman Rinzler asked for clarification regarding the temporary structures fee of \$0.0070 per cubic feet.

Ms. Hicks confirmed that the fee was accurate.

Motion by Councilman Karner, seconded by Council President Chimenti that Ordinance 2023-14 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 23-147 – Authorizing Waiver of Sign Permit
Far Hills Race Meeting Association, Inc.
2. Resolution 23-148 – Authorizing Raffle License – Far Hills Race Meeting Association, Inc.
3. Resolution 23-149 – Authorizing PB Escrow Refunds – Various Accounts
4. Resolution 23-150 – Authorizing Release of Maintenance Guarantee – B5 L3
5. Resolution 23-151 – Authorizing Purchase of Alcotest Equipment – Draeger, Inc.
6. Resolution 23-152 – Payment of Bill List

Motion by Councilman Karner, seconded by Council President Chimenti that Resolutions 23-147 through 23-152 be approved.

Roll Call:
Aye: Carty, Chimenti, Coccoziello, 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.

Charles Schwester, 410 Lake Road, Far Hills commented that he felt the 200' Scenic Corridor Easement would place an impediment on the marketability of the property at 20 Lake Road and questioned why the Borough Council would proceed with the acceptance of the ordinance without any modification to the easement.

A brief discussion ensued with Council President Chimenti indicating that the Borough Council would further review the current ordinances governing the easement requirements but that the acceptance of the particular easements for 20 Lake Road would move forward as requested by the homeowner.

There were no further comments from the public.

Mayor Welsh closed the meeting to public comment.

Councilman Rinzler apprised the Borough Council that the Hillendale properties were listed on Realtor.com and that the advertisement indicated an address of Far Hills. He also stated the Kimbolton properties were listed on this site and were priced in the high \$900,000.00.

EXECUTIVE SESSION

Resolution 23-153

- Attorney Client Privilege – Litigation – Far Hills in Crisis, Inc.
- Attorney Client Privilege – Litigation – Peace and Quiet Farm, LLC
- Attorney Client Privilege – Litigation – Affordable Housing

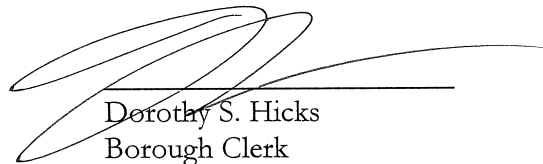
Motion by Councilman Karner, seconded by Council President Chimenti and unanimously carried to approve Resolution 23-153.

Mr. Cruz indicated that Contract Negotiations – PBA Contract were discussed in Open Session and were therefore removed from discussion under Executive Session.

RETURN TO OPEN SESSION AND ADJOURNMENT

Motion by Councilman Karner, seconded by Councilman Rinzler and unanimously carried to adjourn the meeting at 8:30 p.m.

Respectfully submitted,



Dorothy S. Hicks
Borough Clerk

APPROVED – 9-11-2023