

BOROUGH OF FAR HILLS
Borough Council Regular Meeting
MINUTES
January 28, 2019

CALL TO ORDER

Mayor Vallone 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 Vallone led the Pledge of Allegiance.

ROLL CALL

Present: Carty, Chimenti, Hand, Karner, Tweedie, Vallone

Absent, as Excused: Surks

Absent:

Also Present: Clerk Hicks, Attorney Sordillo, Chief DeCarolis and approximately 50 members of the public.

REPORTS

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

Councilman Hand stated he was just apprised of some issues at the Borough owned property located at 46 Peapack Road and would be visiting this week to evaluate remediation measures. He also noted that Councilwoman Chimenti had been in discussion with several residents who expressed interest in the establishment of a Far Hills Garden Club.

Councilwoman Tweedie – Health/Sanitation

Councilwoman Tweedie reviewed the quarterly sanitary sewer system report prepared by the Borough Environmental Engineer, Natural Systems Utilities. She advised that due to the recent heavy rain events there has been an increase in the inflow and infiltration (I&I) into the sanitary sewer system. The increase was also partly attributed to I&I from several manhole covers in the Village area. She stated that a video review of the sanitary sewer collection system was planned once weather conditions improved.

Councilman Carty – Finance/Insurance

Councilman Carty and Council President Karner met with PBA representatives earlier this evening and contract negotiations were progressing.

Councilwoman Chimenti – Laws, Ordinances & Elections

Councilwoman Chimenti reported that Municipal Court deposits for the month of December 2018 were \$4,792.00. She echoed Councilman Hand's report regarding the Garden Club and added its focus would be on enhancing the beauty of the Borough of Far Hills and noted that the establishment of the club was in the preliminary stages.

Council President Karner – Police

Council President Karner stated that PBA contract negotiations were ongoing. Council President Karner reminded all residents to secure their vehicles due to an increase in vehicular burglaries in the

Borough and surrounding areas. At this time, Council President Karner yielded discussion to Chief DeCarolis for the police report.

Chief DeCarolis – Police

Chief DeCarolis reaffirmed the increase in vehicular burglaries in the Borough and recommended that residents secure their vehicles.

Mayor Vallone

Mayor Vallone reported that 2019 budget preparations would be initiated within the next two weeks, and encouraged Council members to review their respective budgets.

In Councilman Surks absence, Mayor Vallone reported that the Borough was notified by Somerset County that repairs to Bridge F1201 on Douglas Road were planned and a public information session would be held on February 20, 2019 in Somerset County. He added that further details for the information session were posted on the Borough's website.

Mayor Vallone stated correspondence had been sent to the New Jersey Department of Transportation regarding necessary improvement to the section of Route 202 between the Borough of Far Hills and the Borough of Bernardsville. He added that he personally reached out to Bernardsville Mayor, Ms. Mary Jane Canose and Far Hills Country Day School, Head Master, Mr. Tom Woelper to make a collaborative appeal to the NJDOT for an expeditious repair to this roadway. Mayor Vallone reported that he has also spoken with the Community Liaison from NJDOT who confirmed that Route 202 has been placed on the list for repair with a time frame of late spring/early summer, pending funding. Lastly, Mayor Vallone stated that he would follow up within the next two to three weeks and would forward any correspondence received from residents pertaining to the condition of Route 202 directly to the NJDOT.

REGULAR AGENDA

APPROVAL OF MINUTES

1/7/19 - Reorganization Meeting

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

1/7/19 - Regular Meeting

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

NEW BUSINESS

RESOLUTIONS

1. Resolution 19-045 – Authorizing Interlocal Agreement – Somerset County -Recycling
2. Resolution 19-046 – Payment of Bill List

Motion by Council President Karner, seconded by Councilman Hand that Resolutions 19-045 through 19-046 be approved.

Roll Call:

Aye: Carty, Chimenti, Hand, Karner, 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 Vallone briefly discussed the components of the recently approved affordable housing agreement satisfying the New Jersey Supreme Court Mandate on affordable housing for all municipalities in the State of New Jersey. He also indicated that there were numerous Council meetings in which the matter of affordable housing was discussed as well as presentations by several developers for specific properties throughout the Borough.

Attorney Sordillo then provided a brief history of the affordable housing regulations and requirements for the Borough through the various compliance rounds. He continued to outline the properties in the Borough's Fair Share Housing Element and briefly explained the calculation of bonus credits which contribute to the Borough's overall affordable housing obligation. He also outlined the next steps which would require amendments to the Master Plan and adoption of new zoning ordinances which would be administered by the Far Hills Planning Board. Lastly, Mr. Sordillo commented that during the Borough's Fairness hearing on December 20, 2018, Judge Thomas C. Miller applauded the Borough of Far Hills for its due diligence and transparency throughout the entire process.

Ed Koury, 100 Lake Road, Far Hills expressed his concern for the increase of property taxes specifically with regard to the potential increase in school aged children associated with the affordable housing project located at the Errico Acres site.

Michael Joyce, 57 Liberty Corner Road, Far Hills commended the Borough of Far Hills for their due diligence with regard to the affordable housing projects presented to the Borough. Mr. Joyce cited an article from the Bernardsville News in reference to a petition located at www.thepetitionsite.com, and encouraged residents in attendance to actively participate in the petition.

Johanna McCarten, 38 Peapack Road, Far Hills requested confirmation on the process moving forward from the settlement agreement and that project details would be presented during upcoming Planning Board meetings.

Allison Gulbrandsen, 117 Sunnybranch Road, Far Hills inquired as to the possibility for the Borough to solely fund only the required affordable units mandated by the Courts.

Tony Gallagher, 16 Hurlingham Club Road, Far Hills expressed concern for the authority responsible for overseeing the proposed affordable housing units.

Denise Duffy, 50 and 62 Pheasant Hill Drive, Far Hills commented on drainage concerns and NJDEP involvement pertaining to the Errico Acres site.

Cindy DeCorges, 23 Railroad Avenue, Far Hills spoke in support of lobbying the NJ Legislature and encouraged residents to utilize social media as it is a valuable resource.

Dr. George Mellendick, 260 Lake Road, Far Hills commended the Borough Council for their efforts with regard to affordable housing in the Borough of Far Hills and requested clarification as to the calculation of the number of units to satisfy the Borough's affordable housing obligation.

Janis Pulton-Vallone, 159 Sunnybranch Road, Far Hills commended the Mayor and Council for their efforts pertaining to compliance with the affordable housing mandate and encouraged residents to participate in future meetings and continue to voice their concerns during this process.

Richard DeCosta, 98 Spring Hollow Road, Far Hills inquired as to the financials for the Borough to self-fund the mandated number of affordable housing units.

Charles Schwester, 410 Lake Road, Far Hills suggested the Borough self-fund the required 65 affordable units or provide a tax abatement to the developer to decrease the number of market rate units for the project.

Joel Song, 20 Dumont Road, Far Hills inquired whether more than one builder could be involved in the development of the affordable housing units.

Cindy Campbell, 81 Peapack Road, Far Hills inquired as to the location of the affordable housing units proposed for Peapack Road and on Route 202 as well as the possibility of self-funding the mandated units.

No further comments received from the public.

EXECUTIVE SESSION

Resolution 19-047

- Attorney/Client Privilege – Licensing of Large Events – Moorland Farms
- Contract Negotiations – 46 Peapack Road – Repairs/Remediation

Motion by Council President Karner, seconded by Councilwoman Tweedie and unanimously carried to approve Resolution 19-047.

RETURN TO OPEN SESSION AND ADJOURNMENT

Motion by Councilman Hand, seconded by Council President Karner and unanimously carried to adjourn the meeting at 9:10 p.m.

Respectfully submitted,



Dorothy S. Hicks
Borough Clerk

APPROVED – 2/11/19