

**BOROUGH OF FAR HILLS**  
Borough Council Regular Meeting  
**MINUTES**  
June 13, 2022  
Via Remote Meeting Access Only

**CALL TO ORDER**

Mayor Vallone called the remote meeting to order at 7:00 p.m. 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 (arrived at 7:10 p.m.), Councilwoman Mary Chimenti, Council President David Karner, Councilman Ted McLean, Councilwoman Sheila Tweedie, Councilman Kevin Welsh, Mayor Paul J. Vallone, MD

Absent, as Excused:

Absent:

Also Present: Borough Clerk Dorothy S. Hicks, Attorney Jeffrey Lehrer, Chief of Police Michael DeCarolis

**REPORTS**

**Councilman Welsh – Fire, Water, Light, Buildings & Grounds**

Councilman Welsh reported the garbage bags that were inadvertently left behind following the Raritan Headwaters Association Stream Clean-up have been properly disposed of and the J. Malcolm Belcher fairgrounds was in overall good shape.

**Councilwoman Tweedie – Health/Sanitation**

No report.

**Councilman McLean – Roads**

Councilman McLean provided an update of the proposed sidewalk remediation project adjacent to the Polo Club indicating the estimate for engineering was \$15,650.00. It was noted that the estimate did not include the cost of construction. A brief discussion ensued resulting in reaching out to Ferriero Engineering for a possible consolidation of projects to achieve an economy of scale.

Councilman McLean also apprised the Borough Council that the deadline for the FY2023 NJDOT Grant application was July 1, 2022. A general discussion ensued resulting in a consensus to submit Pennbrook Road Improvements, Phase II as the FY 2023 NJDOT grant application. The authorizing resolution would be on the agenda at the next Borough Council meeting.

**Councilman Joseph Carty – Finance/Insurance**

No report.

**Councilwoman Chimenti – Laws, Ordinances & Elections**

No report.

### **Council President Karner – Police**

Council President Karner reported he spoke with the organizers for the Miles for Matheny event regarding the timely submission of the required permit applications.

He also reviewed the May 2022 Police Report.

Councilman Carty commented that four vehicles were recently broken into at the Natirar public park, located in the Borough of Peapack & Gladstone.

A brief discussion ensued stressing measures everyone should be taking to protect their personal property.

Council President Karner inquired about the status of the dead tree located at 11 Schley Road. Ms. Hicks responded the matter was being reviewed by both the Borough Attorney and Engineer and a letter would be sent to the homeowner.

### **Chief DeCarolis**

Chief DeCarolis provided a brief recap of the Miles for Matheny event which was held on June 4, 2022 at the J. Malcolm Belcher Fairgrounds. He also stated preparations were underway for the Essex Horse Trials event to be held on July 2, 2022 at Moorland Farm.

### **Mayor Vallone**

Mayor Vallone expressed his appreciation to everyone for their kind thoughts during his recent hospitalization from complications with COVID.

He indicated he also reached out to the CEO of Matheny to discuss the issues regarding the late submissions of permits for this year's event and reviewed the necessary measures to ensure the timely submission of all required documents for any future events to be held in the Borough.

He also apprised the Borough Council of Senate Bill S330 and Assembly Bill A3804 which pertain to the distribution of an estimated \$340 million in utility taxes to the municipalities that have been collected and held in the state's general fund for numerous years. He encouraged residents to contact their representatives to support this legislation.

He also informed the Borough Council that the NJDEP recently released changes to the floodplain and stormwater regulations and indicated Borough professionals have been asked to review them to ensure appropriate compliance for development applications.

Lastly, Mayor Vallone provided information from the NJ Department of Health regarding Monkey-Pox.

## **PRESENTATION**

### **Mr. Ralph Jones, President - Essex Horse Trials, Inc.**

Mr. Jones provided a brief overview of the event which will be held at two locations this year. July 1, 2022 at Hamilton Farms in Bedminster and July 2, 2022 at Moorland Farm in Far Hills. Attendance at the event at Moorland Farm was anticipated to be 1500 and includes the Peter Chesson Memorial car show, a beer tent, various food and merchandise vendors in addition to the cross-country equestrian competition. The event is expected to run from 10:00 a.m. to 4:00 p.m. and proceeds will

benefit the Greater Newark Life Camp in Pottersville, NJ. Mr. Jones expressed his appreciation to the Borough Council and left the meeting at this time.

## **REGULAR AGENDA**

### **APPROVAL OF MINUTES**

#### **5/23/22 – Regular Meeting Minutes**

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

#### **5/23/22 – Executive Session Minutes**

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

## **UNFINISHED BUSINESS**

### **ORDINANCES**

#### **PUBLIC HEARING AND ADOPTION**

**ORDINANCE 2022-07** - AN ORDINANCE APPROPRIATING \$114,000.00 FOR VARIOUS CAPITAL IMPROVEMENTS.

Motion by Council President Karner, seconded by Councilwoman Chimenti was unanimously carried to open the public hearing.

Ms. Hicks provided details on the capital improvement items comprising the \$114,000.00.

There were no comments from the public.

Ms. Hicks advised that the notice of the public hearing was published in the newspaper of record, and that no communication, either written or verbal was received regarding the Ordinance.

Motion by Council President Karner, seconded by Councilwoman Chimenti, was unanimously carried to close the public hearing.

Motion by Council President Karner, seconded by Councilwoman Chimenti that Ordinance 2022-07 be adopted.

Roll Call:

Aye: Carty, Chimenti, Karner, McLean, Tweedie, Welsh

Nay:

Abstain:

Motion Carried.

## **NEW BUSINESS**

### **ORDINANCES**

#### **INTRODUCTION**

**ORDINANCE 2022-08** – AN ORDINANCE TO FIX AND DETERMINE THE SALARIES, WAGES OR COMPENSATION TO BE PAID TO CERTAIN OFFICERS AND EMPLOYEES OF THE BOROUGH OF FAR HILLS, IN THE COUNTY OF SOMERSET, STATE OF NEW JERSEY.

Motion by Council President Karner, seconded by Councilman Welsh that Ordinance 2022-08 be introduced.

Roll Call:

Aye: Carty, Chimenti, Karner, McLean, Tweedie, Welsh

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 22-083 – Authorizing Temporary Sign Permit Waiver – Essex Horse Trials, Inc.
2. Resolution 22-084 – Authorizing Renewal Agreement to Participate in Somerset County Community Development Block Grant Program
3. Resolution 22-085 – Payment of Bill List

Motion by Council President Karner, seconded by Councilman McLean that Resolutions 22-083 through 22-085 be approved.

Roll Call:

Aye: Carty, Chimenti, Karner, McLean, Tweedie, Welsh

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.*

Motion by Council President Karner, seconded by Councilman Welsh to open the meeting to public comment.

Charles Schwester, 410 Lake Road, Far Hills stated he inquired about the NJDEP emergency regulations at the June 6, 2022 Planning Board meeting and expressed concern at the lack of knowledge of the Board members especially as these regulations may affect to the Pulte/Residences at Overleigh development. He also inquired as to the status of a financial impact study for this development and again offered to pay to have it conducted by an outside firm.

Mayor Vallone expressed his appreciation to Mr. Schwester and reiterated that he has already reached out to the Borough professionals to ensure development applications adhere to all applicable rules and regulations promulgated by the NJDEP. A brief discussion ensued resulting in Mr. Lehrer advising that a donation could be made to the Borough, but it could not limit its usage. It was also suggested that the study could be paid for through the developer's escrow account established through the planning board application.

George Mellendick, 260 Lake Road, Far Hills inquired, in follow-up to Mr. Schwester's request, for information from the Planning Board regarding the NJDEP regulations and the applicability of the new regulations to the Pulte/Residences at Overleigh development. He questioned if there was video surveillance at the Far Hills Post Office and Natirar and suggested signage be installed to remind people to lock their vehicles. He also inquired as to why the financial impact analysis was not done before the approval of the Pulte/Residences at Overleigh development. Lastly, he asked about the scope of the Pennbrook Road project and when public meetings would return to being held in-person.

Mayor Vallone responded that the NJDEP regulations were just released last week and reiterated the Borough professionals would be thoroughly reviewing these regulations and advise the Council and Planning Board accordingly. With regard to the financial analysis, Mayor Vallone stated that there were numerous meetings with the professionals regarding the financial impact of the development and assured it would continue to be monitored and noted the addition of the age restriction on the for-sale units was a result of these discussions. He continued by responding that the Pennbrook Road project would involve drainage and paving improvements only and anticipated that in-person meetings would resume after Labor Day.

A brief discussion ensued regarding the recent vehicle break-ins at Natirar and the general increase in crime throughout New Jersey and the country. It was noted that residents have been reminded on numerous occasions to lock their homes and vehicles. With regard to the video surveillance, it would be under the purvey of the property owner.

Richard Rinzler, 11 Hurlingham Club Road, Far Hills commented that he appreciates the efforts of the Far Hills Police Department and routinely reminds residents at the Polo Club to lock their vehicles.

Council President Karner added that residents can request to be included on the No Solicitation List and encouraged everyone to report any suspicious behavior to the police department.

Charles Schwester, 410 Lake Road, Far Hills expressed concern regarding the impact upon taxes, traffic, and safety as a result of the increase in Far Hills current population due to the affordable housing obligation and the resulting developments.

There were no further comments from the public.

Motion by Council President Karner, seconded by Councilman Welsh to close the meeting to public comment.

## **ADJOURNMENT**

Motion by Councilman Welsh, seconded by Councilman McLean was unanimously carried to adjourn the meeting at 8:00 p.m.

Respectfully submitted,



Dorothy S. Hicks  
Borough Clerk

APPROVED – 6/27/22