

# MEETING MINUTES OF MAYOR AND COUNCIL OF HIGH BRIDGE BOROUGH

**MEETING DATE**            June 25, 2015                    **MEETING TIME**            7:30PM  
**MEETING PLACE**        High Bridge Firehouse        7 Maryland Ave.

**Actual meeting may contain discussion of items not mentioned on the agenda and alternatively any items specifically listed may be omitted.**

**1. CALL TO ORDER:**

Mayor calls meeting to order and makes the following statement: “Pursuant to the Open Public Meetings Act, notice of 2015 Meeting Dates was published in the Hunterdon County Democrat on January 1, 2015, Noticed in the Express Times on January 15, 2015, and posted on the bulletin board at Borough Hall. Action may be taken.”

**2. FLAG SALUTE:** Led by Mayor Desire

**3. ROLL CALL:**

<b>Roll Call Vote</b>									P=Present A=Absent					
<b>Hughes</b>	P	<b>Scarcia</b>	P	<b>Shipp</b>	P	<b>Stemple</b>	P	<b>Strange</b>	P	<b>Zappa</b>	P	<b>Mayor Desire</b>	P	

Also present were Attorney Barry Goodman, Deputy Clerk Adam Young, Zoning Officer John Barczyk and Borough employee, Barbara Kinsky.

**4. READING AND APPROVAL OF MINUTES:** None at this time.

**5. VISITORS:** Ten members of the public were present including press.

**6. PUBLIC COMMENTS:**

It is the policy of the Borough Council that all public comments on an issue shall be limited to five (5) minutes per person and no person may make more than one (1) comment per subject. Comments may be made on any subject pertaining to Borough issues. Comments pertaining to Public Hearings should be saved for that section of the agenda. No debating between residents. Comments should be addressed to Mayor and Council at the public microphone.

Christina Whited – When will streetscapes begin? Chris Zappa – Spring 2016 is the plan, pending approval.

Mike Gronsky - Has questions and concerns about the new Borough Hall. Discussion ensued between Council and Mr. Gronsky

Dr. Brenden Coughlin – Has questions about the tax abatement issue, OPRA requests and the GRC meeting, website updates. Attorney Goodman explained how the tax abatement issue would be handled and Council addressed the concerns with the other issues. Dr. Coughlin complimented Councilwoman Scarcia and Hughes for their involvement in updating the website.

Jim Lucash - Reported three incidences that occurred with tractor trailers on Main Street and is wondering what is being done about home rehabilitation and revitalization. Mayor Desire responded that several options have been researched, such as weight limits, hanging ballasts, and commercial GPS system changes. Discussion with Council ensued regarding other possible solutions. Council directed him to the zoning officer for home revitalization questions.

**7. CONSENT AGENDA:**

All matters listed under the Consent Agenda are considered to be routine by the Borough Council and will be enacted by one motion in the form listed below. There will be no separate discussion of these items.

If discussion is desired, that item will be removed from the consent Agenda and will be considered separately.

<b><u>RESOLUTION #128-2015</u></b>	<b>Reject of Contract Town Hall</b>
<b><u>RESOLUTION #129-2015</u></b>	<b>Certification of the Annual Audit</b>
<b><u>RESOLUTION #130-2015:</u></b>	<b>Amend Resolution 20-2015 Landlord Registration</b>
<b><u>RESOLUTION #131-2015:</u></b>	<b>Authorizing Declaratory Action</b>
<b><u>RESOLUTION #132-2015</u></b>	<b>Retain Expert for Declaratory Action</b>
<b><u>RESOLUTION #133-2015</u></b>	<b>Abatement Agreement Block 8 Lot 7</b>
<b><u>RESOLUTION #134-2015</u></b>	<b>Salary &amp; Wages for 2015</b>
<b><u>RESOLUTION #135-2015</u></b>	<b>Water Line Hook-up - 159 West Main</b>
<b><u>RESOLUTION #136-2015</u></b>	<b>Authorization for Tub Grinding</b>
<b><u>RESOLUTION #137-2015</u></b>	<b>Authorization for Street Sweeper Repair</b>
<b><u>RESOLUTION #138-2015</u></b>	<b>Appointment of Summer Recreation Directors</b>

Motion to Approve Resolutions 128-131, 133, 135-138:				Hughes		Second:			Stemple		
Roll Call Vote						Y=Yes; N=No; A=Abstain; At=Absent					
Hughes	Y	Scarcia	Y	Shippo	Y	Stemple	Y	Strange	Y	Zappa	Y

Motion to remove **RESOLUTION #134-2015** from the consent agenda.  
 Move: Hughes, Second: Strange  
 Vote: Hughes, aye; Scarcia, aye; Shippo, aye; Stemple, aye; Strange, aye; Zappa, aye.  
 6 ayes, motion passes.

Motion to remove **RESOLUTION #132-2015** from the consent agenda.  
 Move: Shippo, Second: Strange  
 Vote: Hughes, aye; Scarcia, aye; Shippo, aye; Stemple, aye; Strange, aye; Zappa, aye.  
 6 ayes, motion passes.

Motion to approve **RESOLUTION #132-2015** from the consent agenda.  
 Move: Strange, Second: Zappa  
 Discussion: Councilwoman Shippo asked for details and possible future options pertaining to the resolution. Attorney Goodman explained the available options and information pertaining to the resolution. Council discussed.  
 Vote: Hughes, aye; Scarcia, aye; Shippo, no; Stemple, aye; Strange, aye; Zappa, aye.  
 5 ayes, motion passes.

Motion to amend **RESOLUTION #138-2015** to remove “assistant” from Carl Katzenberger.  
 Move: Stemple, Second: Shippo  
 Vote: Hughes, aye; Scarcia, aye; Shippo, aye; Stemple, aye; Strange, aye; Zappa, aye.  
 6 ayes, motion passes.

Motion to approve William Giordano as a Planning Board alternate – **RESOLUTION #139-2015**  
 Motion: Zappa, Second: Shippo  
 Vote: Hughes, aye; Scarcia, aye; Shippo, aye; Stemple, aye; Strange, aye; Zappa, aye.  
 6 ayes, motion passes.

**8. COUNCIL COMMITTEE AND SPECIAL ASSIGNMENT:**  
 Reports on June 25, 2015

Councilman Zappa	<b><u>PLANNING &amp; ENGINEERING</u></b>
Councilwoman Hughes	<b><u>PUBLIC HEALTH, ENVIRONMENTAL, SOLID WASTE / RECYCLING, OPEN SPACE, &amp; CULTURAL &amp; HERITAGE</u></b>
Councilwoman Scarcia	<b><u>INFORMATION, ECONOMIC DEVELOPMENT, EVENTS</u></b>
Councilman Strange	<b><u>EMERGENCY SERVICES, EDUCATION &amp; MUNICIPAL COURT-</u></b>

Councilwoman Shipps	<b><u>DEPARTMENT OF PUBLIC WORKS &amp; RECREATION</u></b>
Councilman Stemple	<b><u>FINANCE &amp; GOLF</u></b>
John Gregory	<b><u>ADMINISTRATOR'S REPORT:</u></b>
Mayor Mark Desire	<b><u>EXECUTIVE SERVICES</u></b>

**9. WRITTEN COMMUNICATIONS:**

- A.** Audit Report 2014
- B.** Month End Tax/Finance Reports
- C.** Tax Payment Receipt

**10. NEW BUSINESS:**

**11. UNFINISHED BUSINESS:**

**12. NEW ORDINANCES – Introduction**

- A. Mayor Desire asks for a motion to Introduce Ordinance #2015-27

**Ordinance 2015-27  
Borough of High Bridge  
County Of Hunterdon  
State Of New Jersey**

**Amend Ordinance Chapter 276-2.c & d “Nuisances, Public Health” “Registration Requirements”**

<b>Motion to Introduce:</b>	Hughes				<b>Second:</b>				Zappa				
<b>Roll Call Vote</b>								Y=Yes; N=No; A=Abstain; At=Absent					
<b>Hughes</b>	Y	<b>Scarcia</b>	Y	<b>Shipps</b>	Y	<b>Stemple</b>	Y	<b>Strange</b>	Y	<b>Zappa</b>	Y		

Mayor Desire asks for a motion to Introduce Ordinance# 2015-27 and states that Ordinance # 2015-27 shall be published by summary only in the Express Times and/or Hunterdon County Democrat according to law.

- B. Mayor Desire asks for a motion to Introduce Ordinance #2015-28

**Ordinance 2015-28  
Borough of High Bridge  
County Of Hunterdon  
State Of New Jersey**

**ORDINANCE AUTHORIZING TAX EXEMPTION AND PAYMENT IN LIEU OF TAXES  
PURSUANT TO NJSA 40A:21-1 ET SEQ. IN CONNECTION WITH THE CONSTRUCTION OF  
IMPROVEMENTS AT PROPERTY LOCATED AT 38 MAIN STREET, BLOCK 8, LOT 7**

<b>Motion to Introduce:</b>	Hughes				<b>Second:</b>				Zappa				
<b>Roll Call Vote</b>								Y=Yes; N=No; A=Abstain; At=Absent					
<b>Hughes</b>	Y	<b>Scarcia</b>	Y	<b>Shipps</b>	Y	<b>Stemple</b>	Y	<b>Strange</b>	Y	<b>Zappa</b>	Y		

Mayor Desire asks for a motion to Introduce Ordinance# 2015-28 and states that Ordinance # 2015-28 shall be published by summary only in the Express Times and/or Hunterdon County Democrat according to law.

**13. PUBLIC HEARING: 2<sup>ND</sup> READINGS.**

- A. Mayor Desire asks for a motion to open the Public Hearing on Ordinance #2015-23

**Ordinance 2015-23**  
**Amend Ordinance 2014-15 sub-section 6 (k) to be consistent with Highlands Regulation**

<b>Motion to Open:</b>	Hughes				<b>Second:</b>	Strange					
<b>Roll Call Vote</b>					Y=Yes; N=No; A=Abstain; At=Absent						
<b>Hughes</b>	Y	<b>Scarcia</b>	Y	<b>Shipps</b>	Y	<b>Stemple</b>	Y	<b>Strange</b>	Y	<b>Zappa</b>	Y

Questions and Comments: Councilwoman Hughes – Why moving down to 20% when changes seem to be coming? Mr. Goodman commented that it sets a standard for the courts to look at. Christina Whited commented and agreed on the percentage discussion.

Mayor Desire asks for a motion to close the Public Hearing on Ordinance #2015-23

<b>Motion to Close:</b>	Zappa				<b>Second:</b>	Shipps					
<b>Roll Call Vote</b>					Y=Yes; N=No; A=Abstain; At=Absent						
<b>Hughes</b>	Y	<b>Scarcia</b>	Y	<b>Shipps</b>	Y	<b>Stemple</b>	Y	<b>Strange</b>	Y	<b>Zappa</b>	Y

Mayor Desire asks for a motion to adopt Ordinance# 2015-23.

<b>Motion to Adopt:</b>	Zappa				<b>Second:</b>	Strange					
<b>Roll Call Vote</b>					Y=Yes; N=No; A=Abstain; At=Absent						
<b>Hughes</b>	Y	<b>Scarcia</b>	Y	<b>Shipps</b>	Y	<b>Stemple</b>	Y	<b>Strange</b>	Y	<b>Zappa</b>	Y

Mayor Desire asks for a motion to adopt Ordinance# 2015-23and states that Ordinance # 2015-23 shall be published by title only in the Express Times and/or Hunterdon County Democrat according to law.

B. Mayor Desire asks for a motion to Open Public Hearing Ordinance #2015-24

**Ordinance 2015-24**  
**SETTING FORTH THE SALARY AND WAGE RANGE OF OFFICERS AND EMPLOYEES**

<b>Motion to Open:</b>	Stemple				<b>Second:</b>	Hughes					
<b>Roll Call Vote</b>					Y=Yes; N=No; A=Abstain; At=Absent						
<b>Hughes</b>	Y	<b>Scarcia</b>	Y	<b>Shipps</b>	Y	<b>Stemple</b>	Y	<b>Strange</b>	Y	<b>Zappa</b>	Y

Questions and Comments: Councilwoman Hughes – Noting that this is just a range.

Mayor Desire asks for a motion to close the Public Hearing on Ordinance #2015-24

<b>Motion to Close:</b>	Strange				<b>Second:</b>	Shipps					
<b>Roll Call Vote</b>					Y=Yes; N=No; A=Abstain; At=Absent						
<b>Hughes</b>	Y	<b>Scarcia</b>	Y	<b>Shipps</b>	Y	<b>Stemple</b>	Y	<b>Strange</b>	Y	<b>Zappa</b>	Y

Mayor Desire asks for a motion to adopt Ordinance# 2015-24.

<b>Motion to Adopt:</b>	Hughes				<b>Second:</b>	Strange					
<b>Roll Call Vote</b>					Y=Yes; N=No; A=Abstain; At=Absent						
<b>Hughes</b>	Y	<b>Scarcia</b>	Y	<b>Shipps</b>	Y	<b>Stemple</b>	Y	<b>Strange</b>	Y	<b>Zappa</b>	Y

Councilwoman Shipps approves adoption of Ordinance #2015-24 with abstention from police related items.

Mayor Desire asks for a motion to adopt Ordinance# 2015-24 and states that Ordinance # 2015-24 shall be published by title only in the Express Times and/or Hunterdon County Democrat according to law.

C. Mayor Desire asks for a motion to Open Public Hearing Ordinance #2015-25

**Ordinance 2015-25**  
**Vacate Borough Code Chapter 303 Sewers Article II subsection 303-39 Fees and Charges**

<b>Motion to Open:</b>	Shipps				<b>Second:</b>	Strange					
<b>Roll Call Vote</b>					Y=Yes; N=No; A=Abstain; At=Absent						
<b>Hughes</b>	Y	<b>Scarcia</b>	Y	<b>Shipps</b>	Y	<b>Stemple</b>	Y	<b>Strange</b>	Y	<b>Zappa</b>	Y

Questions and Comments:

Mayor Desire asks for a motion to close the Public Hearing on Ordinance #2015-25

<b>Motion to Close:</b>	Strange				<b>Second:</b>	Shipps					
<b>Roll Call Vote</b>					Y=Yes; N=No; A=Abstain; At=Absent						
<b>Hughes</b>	Y	<b>Scarcia</b>	Y	<b>Shipps</b>	Y	<b>Stemple</b>	Y	<b>Strange</b>	Y	<b>Zappa</b>	Y

Mayor Desire asks for a motion to table Ordinance #2015-25.

<b>Motion to Table to next meeting:</b>	Stemple				<b>Second:</b>	Hughes					
<b>Roll Call Vote</b>					Y=Yes; N=No; A=Abstain; At=Absent						
<b>Hughes</b>	Y	<b>Scarcia</b>	Y	<b>Shipps</b>	Y	<b>Stemple</b>	Y	<b>Strange</b>	Y	<b>Zappa</b>	Y

D. Mayor Desire asks for a motion to Open Public Hearing Ordinance #2015-26

**Ordinance 2015-26**  
**Amend Ordinance 2005-36 Section A.1.d, 1 & 2. and 701 A. 3. c. 1 & 2 Development Fee**

<b>Motion to Open:</b>	Zappa				<b>Second:</b>	Hughes					
<b>Roll Call Vote</b>					Y=Yes; N=No; A=Abstain; At=Absent						
<b>Hughes</b>	Y	<b>Scarcia</b>	Y	<b>Shipps</b>	Y	<b>Stemple</b>	Y	<b>Strange</b>	Y	<b>Zappa</b>	Y

Questions and Comments: Councilman Zappa gave an overview and explained how fees are applied pertaining to the Ordinance.

Mayor Desire asks for a motion to close the Public Hearing on Ordinance #2015-26

<b>Motion to Close:</b>	Stemple				<b>Second:</b>	Strange					
<b>Roll Call Vote</b>					Y=Yes; N=No; A=Abstain; At=Absent						
<b>Hughes</b>	Y	<b>Scarcia</b>	Y	<b>Shipps</b>	Y	<b>Stemple</b>	Y	<b>Strange</b>	Y	<b>Zappa</b>	Y

Mayor Desire asks for a motion to adopt Ordinance# 2015-26.

<b>Motion to Adopt:</b>	Stemple				<b>Second:</b>	Zappa					
<b>Roll Call Vote</b>					Y=Yes; N=No; A=Abstain; At=Absent						
<b>Hughes</b>	Y	<b>Scarcia</b>	Y	<b>Shipps</b>	Y	<b>Stemple</b>	Y	<b>Strange</b>	Y	<b>Zappa</b>	Y

Mayor Desire asks for a motion to adopt Ordinance# 2015-26 and states that Ordinance #2015-26 shall be published by title only in the Express Times and/or Hunterdon County Democrat according to law.

**14. DISCUSSION ITEMS:**

**A.** 76 Main Street

Mr. Barczyk, Zoning Officer, explained the permitted use situation, violations, and timeline pertaining to 76 Main Street in High Bridge. Discussion ensued. Ms. Whited explained her situation. Mr. Goodman explained that this would be more appropriate in front of the Board of Adjustment and that this discussion should pertain to the merits of keeping or changing the Ordinance. Fire walls were recommended as possible fixes. Mr. Goodman outlined the options for Council.

**15. PUBLIC COMMENTS:**

It is the policy of the Borough Council that all public comments on an issue shall be limited to one minute (1) per person. No debating between residents. Comments should be addressed to Mayor and Council at the public microphone.

**16. LEGAL ISSUES:** Formal appeal with GRC / OPRA document request.

**17. BILL LIST:**

Approval of Bills as signed and listed on the Bill Payment List.

**Total Amount: \$ 764,079.02**

Motion to Approve:		Hughes			Second:			Strange			
Roll Call Vote					Y=Yes; N=No; A=Abstain; At=Absent						
Hughes	Y	Scarcia	Y	Shipps	Y	Stemple	Y	Strange	Y	Zappa	Y

Councilwoman Shipps approves bill list with abstention from police related items.

**18. EXECUTIVE SESSION:**

**RESOLUTION #139E-2015:** Legal Advice: Olsen, Clinton Sewer

Motion to Move into Executive Session:		Stemple			Second:			Strange			
Roll Call Vote					Y=Yes; N=No; A=Abstain; At=Absent						
Hughes	Y	Scarcia	Y	Shipps	Y	Stemple	Y	Strange	Y	Zappa	Y

Motion to Return to Open Session:		Stemple			Second:			Shipps			
Roll Call Vote					Y=Yes; N=No; A=Abstain; At=Absent						
Hughes	Y	Scarcia	Y	Shipps	Y	Stemple	Y	Strange	Y	Zappa	Y

**19. ADJOURNMENT:**

Mayor Desire or presiding officer asks if there is any further business. If none,

Motion to Adjourn:		Stemple			Second:			Strange			
Roll Call Vote					Y=Yes; N=No; A=Abstain; At=Absent						
Hughes	Y	Scarcia	Y	Shipps	Y	Stemple	Y	Strange	Y	Zappa	Y

**Next Council Meeting, July 16, 2015 REGULAR MEETING, 7:30PM, Fire House, 7 Maryland Ave., High Bridge, NJ.**

**EXECUTIVE SESSION ITEMS:** (space for members of council and clerk to take notes on each item)