

MEETING MINUTES OF MAYOR AND COUNCIL OF HIGH BRIDGE BOROUGH

MEETING DATE September 24, 2015 EXECUTIVE SESSION 7:00PM
REGULAR COUNCIL 7:30 PM
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, Posting a notice of said meeting in the space provided for such announcements at the Borough Hall on September 15, 2015. 2. Posting Notice on the Boroughs Web Site. 3. Providing a Notice to the Hunterdon County Democrat and/or the Express Times, the official newspaper(s) of the Borough of High Bridge on Tuesday, September 15, 2015 Action may be taken."

2. FLAG SALUTE: Led by Mayor or Presiding Officer.

3. ROLL CALL:

Hughes, present; Scarcia, present; Shipps, present; Stemple, present; Strange, present; Zappa, present; Mayor Desire, present

4. EXECUTIVE SESSION: Contract Negotiations Hatch Mott, RESOLUTION # 189E-2015:

A. Mayor Desire asks for a motion to move into Executive Session
Hughes, yes; Scarcia, absent, arrived during meeting; Shipps, absent, arrived during the meeting; Stemple, yes; Strange, absent, arrived during the meeting; Zappa, yes; Mayor Desire, present
Robert O'Brien representing Hatch Mott MacDonald to discuss current contract.

B. Mayor Desire asks for a motion to move into Open Session - 5 minute break to open doors.
Motion: Stemple; Second: Hughes;
Hughes, yes; Scarcia, yes; Shipps, yes; Stemple yes; Strange, yes; Zappa, yes; 6 ayes, motion passes

5. Amended Agenda: to remove Ordinance 2015-31, add Resolution 197-2015, add discussion for Resolution 195-2015, and open discussion for Resolution 196-2015.

Motion: Hughes; Second: Shipps;
Hughes, yes; Scarcia, yes; Shipps, yes; Stemple, yes; Strange, yes; Zappa, yes;
6 ayes, motion passes

6. READING AND APPROVAL OF MINUTES: - None at this time.

7. VISITORS:

A. Owners of 100 West Main Street.

Jay Thatcher, esq speaking on behalf of Elena Viada discussed the issues with the property at 100 West Main, requested a dismissal of the charges. Three executors to the estate exist. Elena Viada spoke about issues of the process, the cleanup status of the project and their understanding of the process until notified by the Borough. They are looking to make a good faith effort moving forward. Discussion ensued. Administrator stated that he will ask if the Zoning Officer can grant the owners a 30 days extension. The Attorneys agreed that finding one point of contact would be highly beneficial to the situation.

B. High Bridge Business Association regarding Farmers Market. The business owners from Inside Out and Harvest Cafe came out to make a pitch for taking over the farmers market at a new

location. Discussion ensued. Council supports the idea.

- C.** Discussion of Solitude Village water tower issue. Councilman Zappa commented that we received a call from the NJ Department of Homeland Security that the Borough should have an award letter by the end of the month regarding the generators. Once received the Borough will start the process of the takeover with the provision that maintenance records of the system are received, that the lawsuit is dismissed, and that there is a release to negate further issues on the matter.

8. 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.

John Johnson, president of Solitude Village Homeowners Association, spoke regarding the Borough's delayed takeover of the water tank and pump. John Johnson stated that he will not commit to providing maintenance records, having the lawsuit dismissed, or a legal release on the matter until the signing of a contract takes place. Mr. Johnson states that he has provided maintenance records before. Council disagrees and says that maintenance record requests have been ignored. Discussion ensued about punch lists, degradation of equipment at the tower needed further work over time, and the stance of the Borough.

Rob Fernandes explained the situation pertaining to water and sewer connection fee calculations, how his new building will be built, and asked for partial relief from these fees. Mr. Fernandes related the issue of having garbage placed out on the curb and how piles of garbage are perceived. He spoke to having to put a dumpster enclosure on the property but not being able to utilize it without paying extra and asked that he not have to pay extra to have the garbage company pick up garbage from the new dumpster. Councilwoman Hughes asked how recycling is being handled. Discussion ensued.

Raj from 57 West Main spoke about connecting to the water system to his house in Clinton Township. Councilwoman Hughes stated with review from the Director of Public Works there may be the possibility to hook into the water system.

Denise Hickson addressed council to state that the alias of Mrs. Riley's on an internet forum was not her and she is very upset about the venom that is being spoken under that name. Council agreed they knew it was not her, the Administrator stated that a resolution will be put on for the next meeting to request the High Bridge forum be shut down.

Dr. Brenden Coughlin asked for an update on the Clinton sewer matter pertaining to the CPA firm, mentioning a denied OPRA request. Administrator Gregory answered that the reports requested were denied, that there is a contract in place, and Mr. Goodman noted that it is a subject of arbitration and that the matter is back in court. Dr. Brenden Coughlin asked if an engineering company has been engaged to get an appraisal of the roads and if we could get a replacement value of the roads from them. Dr. Coughlin asked if we received all proposals to sell the water system. Administrator Gregory states that we have not issued requests for proposals on the matter. Dr. Coughlin stated his concerns with the possible future of the water tower and selling of the water system and would like to know the status of a log splitter at the golf course, and why there is a 5 year/5,000 dollar valuation on assets. Administrator Gregory discussed the changes in the valuation of assets and then discussed the issue of a rentable log splitter which Council notes was only in a proposal.

9. 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.

RESOLUTION #	TITLE	PURPOSE									
<u>189-2015</u>	Tax Overpayment Refund	Authorize Tax Collector refund of overpaid property taxes for Block 8 Lot 7									
<u>190-2015</u>	Tax Overpayment Refund	Authorize Tax Collector refund of overpaid property taxes for Block 39.03 Lot 316									
<u>191-2015:</u>	Tax Overpayment Refund	Authorize Tax Collector to refund overpaid taxes for Block 24 Lot 13									
<u>192-2015:</u>	Utility Billing Adjustment	Authorize Utility Collector to adjust account to reflect actual reading from estimates									
<u>193-2015</u>	Approve Zoning Variance Application	Authorize use of revised Board of Adjustment Application.									
<u>194-2015</u>	Authorize Sewer & Water connection	Request for sewer water at Block 14 Lot 2 with payment of Connection fee									
Motion to Approve Resolutions 189 – 194:		Scarcia	Second:	Strange							
Roll Call Vote			Y=Yes; N=No; A=Abstain; At=Absent								
Hughes	Yes	Scarcia	Yes	Shipp	Yes	Stemple	Yes	Strange	Yes	Zappa	Yes

10. COUNCIL COMMITTEE AND SPECIAL ASSIGNMENT: Monthly Report

Next reports due September 24, 2015, Semi-annual liaison reports from Councilwoman Scarcia and Councilman Stemple

<u>Governing Body Member or Appointed Official</u>	<u>DEPARTMENT</u>
Councilman Zappa	<u>Planning & Engineering</u>
Councilwoman Hughes	<u>Public Health, Environmental, Solid Waste / Recycling, Open Space, & Cultural & Heritage</u>
Drivers for meals on wheels, rabies reschedule, enviro. mural, garden grant, planters on main, Paint Out, historic tour	
Councilwoman Scarcia	<u>Information, Economic Development, Events</u>
Community day success, Sept. 30 th small business seminar, Paint Out exhibit, inventory of properties, compiling deeds, business tab on website, beautification of Main St., unofficial parking study through EDC, newsletter info, events	
Councilman Strange	<u>Emergency Services, Education & Municipal Court</u>
P.D. toilet repair, fine schedules, Cregar Road traffic study, P.D. completed training,	
Councilwoman Shipp	<u>Department Of Public Works & Recreation</u>
DPW did trash and recycle, storm drains, cleaned offices, grass and weeds, truck repairs, shared service agreement for heavy vehicles, pothole patching, fundraiser at Harvest café tomorrow night,	
Councilman Stemple	<u>Finance & Golf</u>
2015 budget prepared, submitted, and approved, working on getting properties on to the tax rolls, addressed golf balls leaving the golf course, constructed new tee box, net has been repaired, foot golf is going on for Fall, golf financials discussed, initiated the 2016 budget process,	
John Gregory	<u>Administrator's Report:</u>
Final class completed, in review for State Exam and sitting on October 14, Pothole Patcher is on site, clean up of files is still ongoing, rabies clinic will be at Fire house NOT Rescue Squad. Received Highlands Grant for \$25k for build out analysis for COAH.	
Mayor Mark Desire	<u>Executive Services</u>
100 West Main discussion of issue, new Main Street construction, foreclosures down, trademark for Solitude House received, Chief Bartman head shaving to support Ray	

11. WRITTEN COMMUNICATIONS:

- A. Email from Elena Viada
- B. Email From Planner regarding Viada email
- C. Email from County Health Department Regarding 100 W. Main
- D. Month end Tax/Finance Reports
- E. Email From Steve Firsker

12. NEW BUSINESS:

Resolution 197-2015 – Motion to appoint William Giordano as a full time Planning Board member.
 Motion: Zappa, Second: Strange
 Hughes, yes; Scarcia, yes; Shpps, yes; Stemple, yes; Strange, yes; Zappa, yes;
 6 ayes, motion passes

13. UNFINISHED BUSINESS:

14. NEW ORDINANCES – Amendments to and Introduction of Ordinances

A. Mayor Desire asks for a motion to introduce amendment to Ordinance #2015-29
 Purpose: Amendment add to clarify application process per Planning Board Recommendation
 Motion to introduce: Stemple, Second: Shipps;
 Roll Call Vote: Hughes, yes; Scarcia, yes; Shipps, yes; Stemple, yes; Strange, yes; Zappa, yes
 6 ayes, motion passes

Mayor Desire states that the amendment to Ordinance #2015-29 shall be published in summary in the Express Times and/or the Hunterdon County Democrat along with the Public Hearing date of October 8, 2015.

B. Mayor Desire asks for a motion to introduce amendment to Ordinance #2015-30
 Purpose: Amended engine braking ordinance, to allow for safety concerns, and permit engine braking on Mill St.
 Motion to introduce: Stemple, Second: Shipps;
 Roll Call Vote: Hughes, yes; Scarcia, yes; Shipps, yes; Stemple, yes; Strange, yes; Zappa, yes
 6 ayes, motion passes

Mayor Desire states that the amendment to Ordinance #2015-30 shall be published in summary in the Express Times and/or the Hunterdon County Democrat along with the Public Hearing date of October 8, 2015.

C. Item amended to be removed from the agenda.

Mayor Desire asks for a motion to open the Public Hearing on Ordinance # 2015-31

<u>PURPOSE:</u>		<i>Provide increased overnight parking opportunities without permit but require removal of cars during snow events.</i>							
<u>Motion to Introduce:</u>				<u>Second:</u>					
Roll Call Vote						Y=Yes; N=No; A=Abstain; At=Absent			
Hughes		Scarcia		Shipps		Strange		Zappa	

15. PUBLIC HEARING: 2ND READINGS.

16. DISCUSSION ITEMS:

A. Amended to include discussion of resolution.

Resolution 195-2015 approving retention of Substitute Expert for Declaratory Judgement due to illness.

Purpose		<i>To authorize the substitution of Expert for COAH Declaratory Judgment action due to illness</i>										
Motion to Approve Resolution 195-2015:					Hughes		Second:			Scarcia		
Roll Call Vote						Y=Yes; N=No; A=Abstain; At=Absent						
Hughes	Yes	Scarcia	Yes	Shipps	Abstain	Stemple	Yes	Strange	Yes	Zappa	Yes	

B. Amended to include open discussion. No motion made.

Resolution 196-2015 Authorization to take over Solitude Village Water Tank and Pump

Purpose	To authorize the Administrator to proceed with the Take Over of the Solitude Village Water Tower and Pump											
Motion to Approve Resolution 196-2015:						Second:						
Roll Call Vote						Y=Yes; N=No; A=Abstain; At=Absent						
Hughes		Scarcia		Shipp		Stemple		Strange		Zappa		

17. 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.

Dr. Brenden Coughlin asked the status of a tabled resolution for a water hookup in Solitude Village pool house. Administrator Gregory states that it has been paid and that he will look into it.

Dr. Coughlin asked if the Borough has any further pending litigation. Mr. Gregory stated no, not that he recalls.

18. LEGAL ISSUES:

19. BILL LIST:

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

Total Amount: \$230,412.93

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

Councilwoman Shipp abstained from any Police related matters.

Councilman Stemple abstained from any Fire Department related matters.

20. EXECUTIVE SESSION: Reopen Executive Session if Needed OR Move to Adjourn.

RESOLUTION # 189E-2015: No further executive session issues.

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

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

21. ADJOURNMENT:

Mayor Desire or presiding officer asks if there is any further business.

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

Next Council Meeting, October 8 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)
