

BOROUGH OF HIGH BRIDGE – COUNCIL MEETING MINUTES

Date: March 22, 2018 – 7:30 p.m. – Location: 7 Maryland Ave., High Bridge, NJ 08829

Please note: This meeting may contain discussion of items not mentioned on the agenda and, alternatively, any items specifically listed may be omitted.

CALL TO ORDER: THE MAYOR CALLED THE MEETING TO ORDER

FLAG SALUTE: LED BY MAYOR OR PRESIDING OFFICER

The Mayor asked for a moment of silence for Leroy Brong.

COUNCIL ROLL CALL:

Councilman Columbus	present	Councilman LoIacono	present	Mayor Desire	present
Councilwoman Ferry	present	Councilman Strange	present		
Councilwoman Hughes	present	Councilman Zappa	present		

Attorney Barry Goodman, Administrator Michael Pappas, and Acting Clerk Adam Young were present along with 23 public and press.

READING AND APPROVAL OF MINUTES: MINUTES – MARCH 08, 2018

Motion to dispense with the reading of the March 8, 2018 minutes: Motion / Second: Hughes / LoIacono
Roll call vote: Columbus, yes ; Ferry, abstain ; Hughes, yes ; LoIacono, yes ; Strange, yes ; Zappa, yes ;
Motion passed; 5 yes, 1 abstain

Motion to approve the March 8, 2018 minutes: Motion / Second: LoIacono / Hughes
Roll call vote: Columbus, yes ; Ferry, abstain ; Hughes, yes ; LoIacono, yes ; Strange, yes ; Zappa, yes ;
Motion passed; 5 yes, 1 abstain

OATHS/APPOINTMENTS:

A. Resolution 104-2018 - Appointment of Honorary Administrators Cassie Lincoln and Dina LoIacono

Motion to adopt Resolution 104-2018 - Appoint Honorary Administrators for the day of March 22, 2018:
Motion/Second: Hughes / LoIacono
Roll call vote: Columbus, yes ; Ferry, yes ; Hughes, yes ; LoIacono, yes ; Strange, yes ; Zappa, yes ;
Motion passed; 6 yes

PUBLIC COMMENTS: 5 MINUTES PER PERSON

Doug Walker stated that the golf course revenues have been down over the last few years and requested that the administration be handled by the Executive Committee, asked that the bonding for roads not be done, and asked that the bond for the water system study be voted down and taken out to bid, asked how the Borough Engineer came to an understanding of what the system needed prior to the referendum, and why some OPRA requests were rejected. Attorney Goodman stated that the OPRA requests were broad and to the work with the Acting Clerk to find the proper documents.

Christina Whited spoke in favor of expansion of the Downtown Business district, spoke about the snow event and cleanup in front of the Borough Commons,

Pat Torkildsen spoke about the generator at the end of her road being an issue with fumes and noise, asked when the generator will be removed and the well house fixed, and when the pump will be addressed. Council spoke about the emergency generator operation at this time and will contact the Department of Works to find this out.

Jim Mendhall spoke about the smell and sound of the generator pumping water up to Solitude Village and the gutter apron. Council spoke about the damage to the pump from flooding and the reasons for holding on the selection of the company to do the work needed properly with a silent alarm panel. Discussion ensued.

PUBLIC HEARINGS:

A. Ordinance 2018-006: Various road improvements in and by the Borough of High Bridge appropriating \$602,000 therefor and authorizing the issuance of \$387,000 bonds or notes of the Borough for financing the cost thereof

Motion to take from the table and continue the public hearing for Ordinance **2018-006:**

Motion / Second: LoIacono, Strange

Roll call vote: Columbus, yes ; Ferry, yes ; Hughes, yes ; LoIacono, yes ; Strange, yes ; Zappa, yes ;

Motion passed; 6 yes

Colleen Hann spoke about the section of road affected and asked why that stretch of road is being repaired. Council discussed that the road has a grant and that a grant was also sought for Mill Street.

Christina Whited asked Council to consider using the other side of the road for parking.

Motion to close the public hearing for **Ordinance 2018-006:** Motion / Second: Hughes / LoIacono

Roll call vote: Columbus, yes ; Ferry, yes ; Hughes, yes ; LoIacono, yes ; Strange, yes ; Zappa, yes ;

Motion passed; 6 yes

Motion to adopt **Ordinance 2018-006:** Motion / Second: Strange / LoIacono

Roll call vote: Columbus, yes ; Ferry, yes ; Hughes, yes ; LoIacono, yes ; Strange, yes ; Zappa, yes ;

Motion passed; 6 yes

B. Ordinance 2018-008: Ordinance to rezone R4 to BD

Motion to open the public hearing for **Ordinance 2018-008:** Motion / Second: Hughes / Strange

Roll call vote: Columbus, yes ; Ferry, yes ; Hughes, yes ; LoIacono, yes ; Strange, yes ; Zappa, yes ;

Motion passed; 6 yes

Council gave an overview of the proposed Ordinance.

The recording software was found to not be operating and a five minute break was taken to fix the issue. The software restarted and found to be working. The meeting continued being recorded.

Motion to table the public hearing for **Ordinance 2018-008** to the next Council meeting: Motion / Second: Strange, LoIacono

Roll call vote: Columbus, yes ; Ferry, yes ; Hughes, yes ; LoIacono, yes ; Strange, yes ; Zappa, yes ;

Motion passed; 6 yes

C. Ordinance 2018-010: Authorizing easement on Borough Hall property

Motion to open the public hearing for **Ordinance 2018-010:** Motion / Second: Strange / Zappa

Roll call vote: Columbus, yes ; Ferry, yes ; Hughes, yes ; LoIacono, yes ; Strange, yes ; Zappa, yes ;

Motion passed; 6 yes

Motion to close the public hearing for **Ordinance 2018-010:** Motion / Second: LoIacono, Strange

Roll call vote: Columbus, yes ; Ferry, yes ; Hughes, yes ; LoIacono, yes ; Strange, yes ; Zappa, yes ;

Motion passed; 6 yes

Motion to adopt **Ordinance 2018-010:** Motion / Second: Hughes / LoIacono

Roll call vote: Columbus, yes ; Ferry, yes ; Hughes, yes ; LoIacono, yes ; Strange, yes ; Zappa, yes ;

Motion passed; 6 yes

D. Ordinance 2018-012: Adopting the 100 West Main redevelopment plan

Motion to open the public hearing for **Ordinance 2018-012:** Motion / Second: Strange / Zappa

Roll call vote: Columbus, yes ; Ferry, yes ; Hughes, yes ; LoIacono, yes ; Strange, yes ; Zappa, yes ;

Motion passed; 6 yes

Council noted that a recommendation to add the principal permitted use as an indoor recreation space, the inclusion of uses, and the Mayor spoke about the history of the property.

Doug Walker asked if any of the uses available would have noise issues. Council spoke about the input from surrounding residents and Ordinances in place pertaining to sound, light, and other effects of the use of the space. Attorney Goodman spoke about the definition of an alternative treatment center and how the definition reads. Doug Walker asked if the amendments will be sent to the attorney. Christina Whited asked that the alternative therapies be added to the approved column with a different definition.

Motion to close the public hearing for **Ordinance 2018-012**: Motion / Second: LoIacono / Strange
Roll call vote: Columbus, yes ; Ferry, yes ; Hughes, yes ; LoIacono, yes ; Strange, yes ; Zappa, yes ;
Motion passed; 6 yes

Motion to adopt **Ordinance 2018-012**: Motion / Second: Strange / Hughes
Roll call vote: Columbus, yes ; Ferry, yes ; Hughes, yes ; LoIacono, yes ; Strange, yes ; Zappa, yes ;
Motion passed; 6 yes

E. **Ordinance 2018-013**: Bond Ordinance for the preparation of a water utility asset management study appropriating \$70,000

Motion to open the public hearing for **Ordinance 2018-013**: Motion / Second: Strange / Columbus
Roll call vote: Columbus, yes ; Ferry, yes ; Hughes, yes ; LoIacono, yes ; Strange, yes ; Zappa, yes ;
Motion passed; 6 yes

Council discussed the funding of the asset management study and the intent to get the cost of the asset management plan gifted back to the Borough.

Christina Whited asked if Maser will automatically handle the study. Council stated that Maser is the Borough professional with background knowledge with the Borough system.

Pat Torkildsen asked about fund appropriation for the project. Council confirmed that this will be an appropriation for the system.

Motion to close the public hearing for **Ordinance 2018-013**: Motion / Second: Strange / LoIacono
Roll call vote: Columbus, yes ; Ferry, yes ; Hughes, yes ; LoIacono, yes ; Strange, yes ; Zappa, yes ;
Motion passed; 6 yes

Motion to adopt **Ordinance 2018-013**: Motion / Second: Strange / Hughes
Roll call vote: Columbus, yes ; Ferry, yes ; Hughes, yes ; LoIacono, yes ; Strange, yes ; Zappa, yes ;
Motion passed; 6 yes

F. **Ordinance 2018-014**: Appropriating \$50,000 from water capital improvement fund for replacement of electrical equipment at the Solitude Pump

Motion to open the public hearing for **Ordinance 2018-014**: Motion / Second: Zappa / Strange
Roll call vote: Columbus, yes ; Ferry, yes ; Hughes, yes ; LoIacono, yes ; Strange, yes ; Zappa, yes ;
Motion passed; 6 yes

Pat Torkildsen asked if this amount is enough. Council replied that it should be.

Motion to close the public hearing for **Ordinance 2018-014**: Motion / Second: Strange / Hughes
Roll call vote: Columbus, yes ; Ferry, yes ; Hughes, yes ; LoIacono, yes ; Strange, yes ; Zappa, yes ;
Motion passed; 6 yes

Motion to adopt **Ordinance 2018-014**: Motion / Second: LoIacono / Strange
Roll call vote: Columbus, yes ; Ferry, yes ; Hughes, yes ; LoIacono, yes ; Strange, yes ; Zappa, yes ;
Motion passed; 6 yes

DISCUSSION ITEMS:

A. Water utility - Solitude Village pump, water meters - Pump was discussed in the previous sections of these minutes. Council spoke about the need for new water meters and the previous need to wait for funding,

however NJ Infrastructure Bank will allow the Borough to borrow concurrently for the water meter replacement along with the asset management plan funding.

- B.** Sale of Old Borough Hall – 71 Main St. - Council discussed their intent to put the Old Borough Hall up for sale with different parameters.
- C.** Status of Solitude House bid proposals – Council spoke on the lease parameters which will be discussed in executive session and that the garage may be able to be utilized in the future.
- D.** Egg hunt – Council discussed the melting of the snow not be as much an issue and keeping the egg hunt Saturday.
- E.** Subcommittee for affordable housing – Councilman Zappa reported on the Fair Share housing updates and the need to form a subcommittee to stay on the timeline previously proposed with this project. Subcommittee selected to be Chris Zappa, Natalie Ferry, and Michael Pappas.

Amend to include item E. Subcommittee for affordable housing: Zappa / Strange
 Roll call vote: Columbus, yes ; Ferry, yes ; Hughes, yes ; LoIacono, yes ; Strange, yes ; Zappa, yes ;
 Motion passed; 6 yes

INTRODUCTION OF BUDGET:

- A.** Resolution 105-2018 – Budget introduction – Public hearing of April 26, 2018.

Motion to approve Resolution 105-2018 : Motion/Second: LoIacono / Strange
 Roll call vote: Columbus, yes ; Ferry, yes ; Hughes, yes ; LoIacono, yes ; Strange, yes ; Zappa, yes ;
 Motion passed; 6 yes

INTRODUCTION OF ORDINANCES:

- A.** Ordinance 2018-015: Authorizing the sale of Borough Hall property – 71 Main St.

Motion to introduce: Motion / Second: Hughes / LoIacono
 Roll call vote: Columbus, yes ; Ferry, yes ; Hughes, yes ; LoIacono, yes ; Strange, yes ; Zappa, yes ;
 Motion passed; 6 yes

The presiding officer states that the Ordinance 2018-015 shall be published in whole or summary in the Express Times and/or the Hunterdon County Democrat along with the public hearing date of April 12, 2018.

- B.** Ordinance 2018-016: Amend Chapter 284, Rental Unit Registration

Motion to introduce: Motion / Second: LoIacono / Strange
 Roll call vote: Columbus, yes ; Ferry, yes ; Hughes, yes ; LoIacono, yes ; Strange, yes ; Zappa, yes ;
 Motion passed; 6 yes

The presiding officer states that the Ordinance 2018-016 shall be published in whole or summary in the Express Times and/or the Hunterdon County Democrat along with the public hearing date of April 12, 2018.

COUNCIL COMMITTEE ASSIGNMENT

Official	Department
Councilman Zappa	Engineering, Department of Public Works Spoke on develop plan to upgrade the water system, StreetScape 2 plan, update the road condition priority list, develop a plan for water line by-pass on Mine Road bridge for replacement purposes, plan for replacing road deck of Cregar Road railroad bridge, rebuild Hillcrest Ln and replace water mains, rehab of Washington Ave from McDonald to SBRR bridge, computerized maintenance management system for preventative maintenance and repair of DPW equipment
Councilwoman Hughes	Environmental, Solid Waste / Recycling, Public Health & Open Space Thanked Michele Lee and Jeanie Baker for helping form a plan for a tree management application, electronics recycling is coming up
Councilman LoIacono	Education, Finance, Emergency Services

	Announced the cutting of a penny from the budget and will meet with Council about it in the coming week, thanked Emergency Services for their efforts during the storms, P.D. Stats read
Councilman Strange	Economic Development Committee, Recreation Spoke about building communication between Committees, developing branding of High Bridge, working with NJ Transit to get great service
Councilwoman Ferry	Cultural and Heritage, Golf Continue to run all existing programs for C&H, plan for a fundraiser, inventory items stored at the Solitude House, repairs for the Solitude House, apply for a minimum of 1 grant, create an interactive High Bridge historical map, create a self-guided YouTube walking tour, conduct a public survey to obtain feedback on C&H
Councilman Columbus	Events Getting ready for the Easter egg hunt and Soap Box Derby registrations
Michael Pappas	Administrator Spoke on storm response, compliments to the DPW, and budget preparation
Mayor Mark Desire	Executive Services Thanked Stan Praeter for the storm management, attended a conference on family management, manned the emergency operation center, tunnel funding updates from NJ Transit

CONSENT AGENDA:

RESOLUTION #	TITLE
Resolution 106 – 2018	Appropriation Reserve Transfer
Resolution 107 – 2018	Landlord refunds
Resolution 108 – 2018	Appointment of part time crossing guard - Pyke
Resolution 109 – 2018	Appointment of part time crossing guard - Hann

Motion to approve the consent agenda items (add “as amended” if needed): Motion / Second: LoIacono / Hughes
Roll call vote: Columbus, yes ; Ferry, yes ; Hughes, yes ; LoIacono, yes ; Strange, yes ; Zappa, yes ;
Motion passed; 6 yes

WRITTEN COMMUNICATIONS:

- A.** NJ Environmental Infrastructure letter
- B.** End of month Tax and Finance reports
- C.** Planning Board report regarding 100 West Main Street Redevelopment Plan

PUBLIC COMMENTS: 3 MINUTES PER PERSON

Michele Schwartz wanted to personally thank the Mayor and Councilman Zappa for their work on Thomas Street during the storms.

LEGAL ISSUES: NONE

BILL LIST:

Approval of Bills as signed and listed on the Bill Payment List. **Total Amount: \$322,614.17**
Motion to approve bill list: Motion / Second: LoIacono / Hughes
RRoll call vote: Columbus, yes ; Ferry, yes ; Hughes, yes ; LoIacono, yes ; Strange, yes ; Zappa, yes ;
Motion passed; 6 yes

EXECUTIVE SESSION: LEGAL ADVICE FOR TOWN OF CLINTON ARBITRATION AND CONTRACT NEGOTIATIONS REGARDING UNION FORGE SPIRITS

Resolution 110-2018 - Motion to move into executive session: Motion/Second: LoIacono / Columbus

Roll call vote: Columbus, yes ; Ferry, yes ; Hughes, yes ; LoIacono, yes ; Strange, yes ; Zappa, yes ;
Motion passed; 6 yes

Action may now be taken.

Motion to move into open session: Motion/Second: LoIacono / Strange
Roll call vote: Columbus, yes ; Ferry, yes ; Hughes, yes ; LoIacono, yes ; Strange, yes ; Zappa, yes ;
Motion passed; 6 yes

Motion to amend the agenda to add the **Resolution 111-2018**: Strange / LoIacono
Roll call vote: Columbus, yes ; Ferry, yes ; Hughes, yes ; LoIacono, yes ; Strange, yes ; Zappa, yes ;
Motion passed; 6 yes

Motion to approve the lease agreement with the change as set forth in **Resolution 111-2018**: Strange / Zappa
Roll call vote: Columbus, yes ; Ferry, yes ; Hughes, yes ; LoIacono, yes ; Strange, yes ; Zappa, yes ;
Motion passed; 6 yes

ADJOURNMENT: PRESIDING OFFICER ASKS IF THERE IS ANY FURTHER BUSINESS.

Motion to adjourn: Motion / Second: LoIacono / Strange
Roll call vote: Columbus, yes ; Ferry, yes ; Hughes, yes ; LoIacono, yes ; Strange, yes ; Zappa, yes ;
Motion passed; 6 yes

Next regular meeting: April 12, 2018 – 7:30 pm – 97 West Main St., High Bridge, NJ