

BOROUGH OF HIGH BRIDGE – COUNCIL MEETING MINUTES

Date: May 10, 2018 – 7:30 p.m. – Location: 7 Maryland Ave., High Bridge, NJ 08829

CALL TO ORDER AND FLAG SALUTE LED BY MAYOR

COUNCIL ROLL CALL:

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

Also present were Acting Clerk Adam Young, Administrator Michael Pappas, Attorney Barry Goodman, and fifty-one members of the public and press.

READING AND APPROVAL OF MINUTES:

Motion to dispense with the reading of the April 26, 2018 minutes: Motion / Second: Strange / Zappa
Roll call vote: Columbus, absent ; Ferry, yes ; Hughes, absent ; LoIacono, absent ; Strange, yes ; Zappa, yes ;
Motion passes: 3 yes, 3 absent

Motion to approve the April 26, 2018 minutes: Motion / Second: Strange / Zappa
Roll call vote: Columbus, absent ; Ferry, yes ; Hughes, absent ; LoIacono, absent ; Strange, yes ; Zappa, yes ;
Motion passes: 3 yes, 3 absent

OATHS/APPOINTMENTS:

A. **Resolution 133-2018** - Appoint James Harr to Cultural and Heritage – expiration date 12/31/2019

Motion to adopt Resolution 133-2018: Motion/Second: Strange / Zappa
Roll call vote: Columbus, absent ; Ferry, yes ; Hughes, absent ; LoIacono, absent ; Strange, yes ;
Zappa, yes ; Motion passes: 3 yes, 3 absent

ANNOUNCEMENT:

A. Governor’s meeting update – The Mayor gave an overview of his meeting with Gov. Murphy about the challenges of Mayors in small towns of New Jersey and the positive position High Bridge is in as it pertains to rehabilitating buildings and spurring on businesses.

VISITORS:

A. Dave Nelson, Historian for the New Jersey Astronomical Association – Mr. Nelson spoke about the position of a historian and the work he has done with the NJAA as well as the images presented which show the dome of the local observatory being transported through High Bridge to the observatory.

AWARDS:

A. Friend of High Bridge Award – The Mayor presented the award to Jeff Thompson for his efforts in the Borough of High Bridge. Mr. Thompson spoke about coming to High Bridge in his childhood and the special place it holds to him.

PUBLIC COMMENTS: 5 MINUTES PER PERSON

Christina Whited thanked Walter O'Brien for putting High Bridge on the cover of the Hunterdon Review, stated how important it is working with the press is.

Doug Walker asked for a vote on the water meters this evening, spoke about past profits with the golf course, spoke about present profits with the golf course, and the challenges that lie ahead with managing the system. Michele Lee asked about the previously stated amount of cost for work at the Middle School which Mayor Desire stated was a job to replace wooden beams with steel beams for safety, asked the date the debt statement will be put up on the website, the possibility of moving the seventh and eighth grade students to a Clinton school, the possibility of having a Facebook page for the Environmental Commission, and Council commented about the cost being \$500,000 or so for bussing and other logistics. Michele Lee also spoke about the possibility of the Califon school closing. Council spoke about the school choice program and the number of students coming into High Bridge as well as the use of Facebook for the Borough. Dr. Brenden Coughlin spoke about the use of the Annex and the use of placing a distillery on it, the tax implications of placing a for profit entity on Borough property, presented a blank form 990 and blank CBT-100, suggested that no cash be handled at for profit entities, stated that the entity is for profit and this will be an issue, and that property taxes will be due for the operation of the business. Attorney Goodman spoke about the differences in the cases cited by Dr. Coughlin pertaining to operation of for profit and non-profit entities in different locations in New Jersey.

Motion to amend to the agenda to return to public hearings after Councilwoman Lynn Hughes enters the meeting: Motion / Second: Strange / Zappa

Roll call vote: Columbus, absent ; Ferry, yes ; Hughes, absent ; LoIacono, absent ; Strange, yes ; Zappa, yes ;
Motion passes: 3 yes, 3 absent

PUBLIC HEARINGS:

Councilwoman Lynn Hughes enters at 8:49 p.m.

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 open the public hearing for Ordinance 2018-006:

Motion / Second: Strange / Zappa

Roll call vote: Columbus, absent; Ferry, yes; Hughes, yes; LoIacono, absent; Strange, yes;
Zappa, yes ; Motion passes: 4 yes, 2 absent

Discussion of the advertising of the Ordinance and the substance of the Ordinance by Council.

Motion to close the public hearing for Ordinance 2018-006: Motion / Second: Zappa / Strange

Roll call vote: Columbus, absent ; Ferry, yes ; Hughes, yes ; LoIacono, absent ; Strange, yes ;
Zappa, yes ; Motion passes: 4 yes, 2 absent

Motion to adopt Ordinance 2018-006: Motion / Second: Zappa / Strange

Roll call vote: Columbus, absent ; Ferry, yes ; Hughes, yes ; LoIacono, absent ; Strange, yes ;
Zappa, yes ; Motion passes: 4 yes, 2 absent

B. **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: Zappa / Strange

Roll call vote: Columbus, absent ; Ferry, yes ; Hughes, yes ; LoIacono, absent ; Strange, yes ;
Zappa, yes ; Motion passes: 4 yes, 2 absent

Council discussed the content of the Ordinance, the development of the Engineer's estimate, and how the reimbursement will be done. Doug Walker asked about the study of the cost of \$70,000 and asked if the study can be put out to bid, and asked Council to clarify when the money will be reimbursed.

Motion to close the public hearing for Ordinance 2018-013: Motion / Second: Zappa / Strange
Roll call vote: Columbus, absent ; Ferry, yes ; Hughes, yes ; LoIacono, absent ; Strange, yes ;
Zappa, yes ; Motion passes: 4 yes, 2 absent

Motion to adopt Ordinance 2018-013: Motion / Second: Zappa / Strange
Roll call vote: Columbus, absent ; Ferry, yes ; Hughes, yes ; LoIacono, absent ; Strange, yes ;
Zappa, yes ; Motion passes: 4 yes, 2 absent

C. **Ordinance 2018-017**: Bond Ordinance providing for the water meter replacement project

Council discussed the possible tabling of this Ordinance.

Motion to open the public hearing for Ordinance 2018-017: Motion / Second: Zappa / Strange
Roll call vote: Columbus, absent ; Ferry, yes ; Hughes, yes ; LoIacono, absent ; Strange, yes ;
Zappa, yes ; Motion passes: 4 yes, 2 absent

Councilman Zappa discussed the bonding of 900k and waiting for the results of the proposed assessment. Doug Walker asked about the scope of the water accountability act, asked for information about meter replacement, how much time it would take to replace the meters as currently proposed, how the number of meters needing replacement were calculated, how much water is being metered, how water used is being found, infiltration into the system, asked that Council consider the rates of the utilities, asked about the protection of the water tank maintenance, asked how the replacement of the meters will be handled with water in the pipes and the cost of updating the house's system, stated there may be an issue with entrance to the homes for installation of new meters, asked about a miscellaneous \$135,000 and what that covers, stated that it appears the Borough is not putting down a down payment, asked about the plan of how the 15 year equipment will be paid, and asked Council to vote no to this at this time. Discussion with Council ensued.

Motion to close the public hearing for Ordinance 2018-017: Motion / Second: Zappa / Strange
Roll call vote: Columbus, absent ; Ferry, yes ; Hughes, yes ; LoIacono, absent ; Strange, yes ;
Zappa, yes ; Motion passes: 4 yes, 2 absent

Motion to adopt Ordinance 2018-017: Motion / Second: Zappa / Ferry
Roll call vote: Columbus, absent ; Ferry, no ; Hughes, no ; LoIacono, absent ; Strange, no ;
Zappa, no ; Motion fails: 4 no, 2 absent

DISCUSSION ITEMS: NONE

INTRODUCTION OF ORDINANCES:

A. **Ordinance 2018-019**: An Ordinance to amend Chapter 167, Article IV, High Bridge Hills Golf, of the code of the Borough of High Bridge, establishing golf rates

No motion made to take Ordinance 2018-019 from the table.

B. **Ordinance 2018-020**: Ordinance appropriating \$27,000.00 from the capital improvement fund for Hillcrest Lane engineering expenses for inspections

Motion to introduce: Motion / Second: Strange / Zappa
Roll call vote: Columbus, absent ; Ferry, yes ; Hughes, absent ; LoIacono, absent ; Strange, yes ;
Zappa, yes ; Motion passes: 3 yes, 3 absent

The presiding officer states that Ordinance 2018-020 shall be published in whole or summary in the Express Times and/or the Hunterdon County Democrat with the public hearing date of May 24, 2018.

C. Ordinance 2018-021: Ordinance appropriating \$35,000 from the capital improvement fund for Mill Street engineering expenses for inspections in for inspections

Motion to introduce: Motion / Second: Strange / Zappa

Roll call vote: Columbus, absent ; Ferry, yes ; Hughes, absent ; LoIacono, absent ; Strange, yes ; Zappa, yes ; Motion passes: 3 yes, 3 absent

The presiding officer states that Ordinance 2018-021 shall be published in whole or summary in the Express Times and/or the Hunterdon County Democrat with the public hearing date of May 24, 2018.

D. Ordinance 2018-022: An Ordinance to amend Chapter 167, Article IV, High Bridge Hills Golf, of the code of the Borough of High Bridge, establishing golf rates

Motion to introduce: Motion / Second: Zappa / Strange

Roll call vote: Columbus, absent ; Ferry, yes ; Hughes, absent ; LoIacono, absent ; Strange, yes ; Zappa, yes ; Motion passes: 3 yes, 3 absent

The presiding officer states that Ordinance 2018-022 shall be published in whole or summary in the Express Times and/or the Hunterdon County Democrat with the public hearing date of May 24, 2018.

CONSENT AGENDA:

RESOLUTION #	TITLE
Resolution – 134 - 2018	Amend Professional Contract – Maser
Resolution – 135 - 2018	Amend Professional Contract – Maser 2
Resolution – 136 - 2018	Appointments
Resolution – 137 - 2018	Approval of Solitude House Reservation Application
Resolution – 138 - 2018	Award of Contract – Fania Roofing
Resolution – 139 - 2018	Ch. 159 –Plan conformance grant
Resolution – 140 - 2018	Ch. 159 – Safe Passage
Resolution – 141 - 2018	Establish High Bridge Tree Board
Resolution – 142 - 2018	NJ Dept. of Transportation Grant – Mill Street
Resolution – 143 - 2018	Safe routes to school
Resolution – 144 - 2018	Salary and Wage

Motion to remove Resolution 136-2018, Resolution 137-2018, Resolution 144-2018, and Resolution 141-2018 for discussion: Roll call vote: Columbus, absent ; Ferry, yes ; Hughes, absent ; LoIacono, absent ; Strange, yes ; Zappa, yes ; Motion passes: 3 yes, 3 absent

Discussion of Resolution 136-2018:

Council discussed how changing Zoning Officers may save money, shared services, the scope of time the vacant housing program takes to administer, and the workload of the position.

Discussion of Resolution 137-2018:

Council discussed the logistics of utilizing the Solitude House and the Resolution proposed.

Discussion of Resolution 141-2018:

Council spoke to having Councilwoman Hughes speak on this topic.

Discussion of Resolution 144-2018:

No further discussion.

Motion to approve 136-2018, Resolution 137-2018, Resolution 144-2018, and Resolution 141-2018:
Roll call vote: Columbus, absent ; Ferry, yes ; Hughes, absent ; LoIacono, absent ; Strange, yes ;
Zappa, yes ; Motion passes: 3 yes, 3 absent

Motion to approve the consent agenda items Resolutions 134-2018 and 135-2018, Resolutions 138-2018 to
Resolutions 140-2018, Resolutions 142-2018 and Resolution 143-2018 as amended:

Motion / Second: Zappa / Strange

Roll call vote: Columbus, absent ; Ferry, yes ; Hughes, absent ; LoIacono, absent ; Strange, yes ;
Zappa, yes ; Motion passes: 3 yes, 3 absent

WRITTEN COMMUNICATIONS:

- A.** Highlands grant update – Fair Share Module 3
- B.** Highlands Open Space Partnership Funding program
- C.** Maser – Fair Share module 3
- D.** Pool fill Ordinance

Motion to amend the agenda to include Resolution 145-2018, setting the stipulation that, once per year a
Borough resident may one pool filled and the portion of the sewer bill deducted with contact to the
Borough Administrator and the required \$40.00 payment made: Motion / Second: Strange / Zappa
Roll call vote: Columbus, absent ; Ferry, yes ; Hughes, absent ; LoIacono, absent ; Strange, yes ;
Zappa, yes ; Motion passes: 3 yes, 3 absent

- E.** Proposed guidelines for Committees

PUBLIC COMMENTS: 3 MINUTES PER PERSON

Michele Lee stated that there are many groups in the Borough which have good information to be
conveyed via social media. Administrator Pappas spoke to finding information about the use of social
media. Acting Clerk Adam Young spoke about having a system in place to utilize social media that
fulfills the Borough's requirements under OPRA and allows for Committees to have content posted.
Doug Walker thanked Council for the work on Golf rates with the Golf Committee.
Nancy Hunt responded about the use of photos for the wedding event at the Borough and the ability to
take photos of the setup and breakdown.

LEGAL ISSUES: NONE

BILL LIST:

Approval of Bills as signed and listed on the Bill Payment List. **Total Amount: \$357,245.43**

Motion to approve bill list: Motion / Second: Zappa / Hughes

Roll call vote: Columbus, absent ; Ferry, yes ; Hughes, yes ; LoIacono, absent ; Strange, yes ; Zappa, yes ;
Motion passes: 4 yes, 2 absent

EXECUTIVE SESSION:

Motion to add Resolution 146-2018, Legal advice for the Town of Clinton litigation:

Motion / Second, Zappa / Strange

Roll call vote: Columbus, absent ; Ferry, yes ; Hughes, yes ; LoIacono, absent ; Strange, yes ;
Zappa, yes ; Motion passes: 4 yes, 2 absent

Motion to move into Executive session: Motion / Second: Strange / Hughes

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

Zappa, yes ; Motion passes: 4 yes, 2 absent

Action may now be taken.

Motion to move into open session: Motion / Second: Strange / Zappa

Roll call vote: Columbus, absent ; Ferry, yes ; Hughes, yes ; LoIacono, absent ; Strange, yes ; Zappa, yes ; Motion passes: 4 yes, 2 absent

Motion to amend the agenda to include Resolution 147-2018, approving Maser Consulting to begin Phase 1 of the Sewer Treatment Plant Appraisal Proposal, a preliminary review of the existing sewer treatment system contingent on funding.

Motion / Second: Strange / Zappa

Roll call vote: Columbus, absent ; Ferry, yes ; Hughes, yes ; LoIacono, absent ; Strange, yes ; Zappa, yes ; Motion passes: 4 yes, 2 absent

Motion to approve Resolution 147-2018: Motion / Second: Zappa Strange

Roll call vote: Columbus, absent ; Ferry, yes ; Hughes, yes ; LoIacono, absent ; Strange, yes ; Zappa, yes ; Motion passes: 4 yes, 2 absent

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

Motion to adjourn: Motion / Second: Zappa / Strange

Roll call vote: Columbus, absent ; Ferry, yes ; Hughes, yes ; LoIacono, absent ; Strange, yes ; Zappa, yes ; Motion passes: 4 yes, 2 absent

Next regular meeting: May 24, 2018 – 7:30 pm - 7 Maryland Ave., High Bridge, NJ

Respectfully submitted,

Adam Young
Acting Municipal Clerk

Mark Desire
Mayor