

# BOROUGH OF HIGH BRIDGE – COUNCIL MEETING MINUTES

Date: March 12, 2020 – 7:30 p.m. – Location: 7 Maryland Ave., High Bridge, NJ 08829

## CALL TO ORDER: CALLED TO ORDER BY MAYOR LEE

## FLAG SALUTE: LEAD BY MAYOR

## ROLL CALL

Councilman Columbus	present	Councilwoman Moore	present	Mayor Lee	present
Councilwoman Ferry	present	Councilman Strange	present		
Councilwoman Hughes	present	Councilman Zappa	present		

Also present were Attorney Barry Goodman, Administrator/CFO Bonnie Fleming, Municipal Clerk Adam Young and four members of the public and press.

## READING AND APPROVAL OF MINUTES

Motion to dispense with the reading of the February 27, 2020 regular minutes: Hughes / Strange  
Roll call vote: Columbus, abstain ; Ferry, yes ; Hughes, yes ; Moore, yes ; Strange, yes ; Zappa, yes ;  
Motion passes: 5 yes, 1 abstention

Motion to approve the February 27, 2020 regular minutes: Hughes / Zappa  
Roll call vote: Columbus, abstain ; Ferry, yes ; Hughes, yes ; Moore, yes ; Strange, yes ; Zappa, yes ;  
Motion passes: 5 yes, 1 abstention

## VISITORS

A. Thatcher Development Group - Nana Duncan of the Thatcher Group presented a proposal of interest pertaining to the redevelopment of 100 West Main Street in High Bridge, spoke about their experience with rehabilitating blighted and challenging sites, the plan minimizing the removal of trees, making the site a walkable site, retail being included in the plan, being in negotiation with the owners, ensuring there is interest from Council, asking for consideration to increase density on the site, and asked for consideration of a PILOT agreement. Councilman Zappa asked what the density in the rendering is. Mrs. Duncan stated she believes it is thirty units per acre. Mayor, Council, and Mrs. Duncan discussed how negotiations with the owners may continue based on proposed density, surrounding properties and possible development in the surrounding area, one and two bedroom units being included in the project, looking into where traffic enters and exits the proposed site, the preliminary nature of the project at this time, the size of the project, and density being a talking point in the future.

## PUBLIC COMMENTS: 5 MINUTES PER PERSON: NONE

## DISCUSSION ITEMS

A. COVID-19 - Mayor Lee spoke about addressing the panic and urged residents to remain calm, that there is one confirmed case in Hunterdon County, discussed social distancing, following the direction of the schools, speaking about potentially postponing the coming town hall meeting, the possibility of streaming meetings in the future, speaking to the Office of Emergency Management, the State, and relaying the message that we will deal with this as a community and move forward. Council urged residents to follow the guidelines and call 800 222 1222 if there are any questions.

## INTRODUCTION OF ORDINANCES

A. **Ordinance 2020-013:** Water meters and equipment

Motion to introduce **Ordinance 2020-013:** Zappa / Strange

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

Motion passes: 6 yes

Mayor Lee states that the **Ordinance 2020-013** shall be published in its entirety in the Express Times and/or the Hunterdon County Democrat along with the public hearing date of March 26, 2020.

**B. Ordinance 2020-014: McDonald Street engineering - Current**

Motion to introduce **Ordinance 2020-014:** Zappa / Strange

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

Motion passes: 6 yes

Mayor Lee states that the **Ordinance 2020-014** shall be published in its entirety in the Express Times and/or the Hunterdon County Democrat along with the public hearing date of March 26, 2020.

**C. Ordinance 2020-015: McDonald Street additional improvements and engineering - Water**

Motion to introduce **Ordinance 2020-015:** Zappa / Strange

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

Motion passes: 6 yes

Mayor Lee states that the **Ordinance 2020-015** shall be published in its entirety in the Express Times and/or the Hunterdon County Democrat along with the public hearing date of March 26, 2020.

**D. Ordinance 2020-016: Preliminary engineering - various road improvement**

Motion to introduce **Ordinance 2020-016:** Zappa / Strange

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

Motion passes: 6 yes

Mayor Lee states that the **Ordinance 2020-016** shall be published in its entirety in the Express Times and/or the Hunterdon County Democrat along with the public hearing date of March 26, 2020.

**E. Ordinance 2020-017: Purchase of 2020 Dodge Durango Police vehicle**

Motion to introduce **Ordinance 2020-017:** Zappa / Strange

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

Motion passes: 6 yes

Mayor Lee states that the **Ordinance 2020-017** shall be published in its entirety in the Express Times and/or the Hunterdon County Democrat along with the public hearing date of March 26, 2020.

**F. Ordinance 2020-018: Purchase of boom mower**

Motion to introduce **Ordinance 2020-018:** Zappa / Strange

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

Motion passes: 6 yes

Mayor Lee states that the **Ordinance 2020-018** shall be published in its entirety in the Express Times and/or the Hunterdon County Democrat along with the public hearing date of March 26, 2020.

**G. Ordinance 2020-019: Purchase of DPW Ford F250 Supercab truck**

Motion to introduce **Ordinance 2020-019:** Zappa / Strange

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

Motion passes: 6 yes

Mayor Lee states that the **Ordinance 2020-019** shall be published in its entirety in the Express Times and/or the Hunterdon County Democrat along with the public hearing date of March 26, 2020.

**H. Ordinance 2020-020: Replace firehouse garage doors**

Motion to introduce **Ordinance 2020-020:** Zappa / Strange

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

Motion passes: 6 yes

Mayor Lee states that the **Ordinance 2020-020** shall be published in its entirety in the Express Times and/or the Hunterdon County Democrat along with the public hearing date of March 26, 2020.

**I. Ordinance 2020-021: Replacement of sewer pumps**

Motion to introduce **Ordinance 2020-021:** Zappa / Strange

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

Motion passes: 6 yes

Mayor Lee states that the **Ordinance 2020-021** shall be published in its entirety in the Express Times and/or the Hunterdon County Democrat along with the public hearing date of March 26, 2020.

**J. Ordinance 2020-022:** Various road improvements

Motion to introduce **Ordinance 2020-022:** Zappa / Strange

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

Motion passes: 6 yes

Mayor Lee states that the **Ordinance 2020-022** shall be published in its entirety in the Express Times and/or the Hunterdon County Democrat along with the public hearing date of March 26, 2020.

**K. Ordinance 2020-023:** Golf course improvements and equipment

Motion to introduce **Ordinance 2020-023:** Columbus / Zappa

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

Motion passes: 6 yes

Mayor Lee states that the **Ordinance 2020-023** shall be published in its entirety in the Express Times and/or the Hunterdon County Democrat along with the public hearing date of March 26, 2020.

### CONSENT AGENDA

RESOLUTION #	TITLE
Resolution - 099 - 2020	Amending Resolution 092-2020 - Lien redemptions
Resolution - 100 - 2020	Application for grant - Historic registration
Resolution - 101 - 2020	Appointment of Municipal Housing Liaison
Resolution - 102 - 2020	Approval of water utility fines and fees
Resolution - 103 - 2020	Award of contract - website redesign
Resolution - 104 - 2020	Escrow refund
Resolution - 105 - 2020	Fee update - Special events
Resolution - 106 - 2020	Approval of raffle license - High Bridge Fire Department
Resolution - 107 - 2020	Approval of raffle license - High Bridge Fire Department

Motion to approve the consent agenda items: Zappa / Moore

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

Motion passes: 6 yes

### COUNCIL COMMITTEE GOALS

Councilman George Columbus – Golf/Economic Development Committee

Councilman Columbus presented the 2019 in review of High Bridge Hills, spoke about experienced management, celebrating the 20th year of the course, a new logo produced for this event, a successful residents day, course improvements of a course chemical sprayer, replacement of stairs for safety, the hole 3 drainage project, 2020 goals or repairing irrigation system and paths, new golf carts coming in late April, an app with GPS location, netting replacement, spoke about revenues, kick off events coming up this year, adding park rangers, and the good work of Billy Casper has done with the course.

Mayor Lee and Councilman Zappa thanked Councilman Columbus for his hard work with this project.

### PUBLIC COMMENTS: 5 MINUTES PER PERSON

Councilwoman Hughes spoke about the passing of Ruth Alpaugh.

### LEGAL ISSUES: NONE

### BILL LIST

Approval of Bills as signed and listed on the Bill Payment List. **Total Amount: \$132,169.55**

Motion to approve bill list: Zappa / Strange

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

Motion passes: 6 yes

### COMMUNICATIONS:

A. Monthly zoning report - February 2020

**EXECUTIVE SESSION: NONE**

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

Motion to adjourn: Moore / Strange

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

Motion passes: 6 yes

**Next Council Meeting:** March 26, 2020 - 7:30 pm – Fire House, 7 Maryland Ave., High Bridge, NJ

**ATTEST:**



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Adam Young  
Municipal Clerk



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Michele Lee  
Mayor