BOROUGH OF HIGH BRIDGE
REGULAR COUNCIL MEETING MINUTES

Date: October 27, 2021 – 7:30 p.m. – Location: Fire House, 7 Maryland Ave., High Bridge NJ

CALL 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 Schwartz	present		
Councilwoman Hughes	present	Councilman Strange	present		

Also present were Attorney Barry Goodman, Administrator Bonnie Fleming, Clerk Adam Young and fifty-two members of the public and press.

MAYOR'S COMMENTS:

Thanked all for coming, stated that this is a full agenda and proposed having a motion made to amend the agenda to have Resolution 260-2021 be moved out of the consent agenda to this part of the agenda. Motioned by Hughes and seconded by Ferry. Roll call vote: Columbus, yes ; Ferry, yes ; Moore, yes ; Schwartz, yes ; Strange, yes ; Hughes, yes ; Motion passes: 6 yes

Hughes motions to table Resolution 260-2021, Ferry seconds the motion:

Councilman Columbus notes that this item should be discussed this evening. Mayor Lee states this item will be addressed at the November meeting.

Roll call vote: Columbus, no ; Ferry, yes ; Moore, yes ; Schwartz, no ; Strange, yes ; Hughes, yes ;

Motion passes: 4 yes, 2 no

READING AND APPROVAL OF MINUTES: 10/14/2021

Motion to dispense with the reading of the October 14, 2021 regular minutes: Strange / Ferry

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

Motion passes: 5 yes, 1 abstention

Motion to approve the October 14, 2021 regular minutes: Strange / Schwartz

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

Motion passes: 5 yes, 1 abstention

PUBLIC COMMENTS: 5 MINUTES PER PERSON

Stephen Dhein commended the Mayor, Police Department and Fire Department for assisting his neighbor with an emergency. Mayor Lee stated that the Fire Dept. and Police Dept. do an excellent job. Joe Dispenza of 7 Thomas Street stated he is against legacy costs for retirement benefits for Borough employees, that this is no longer common practice in most corporations, and stated that employees should have increased wages instead.

Paul Kovacsofsky of 66 Valley View Road stated his support for Mr. Dispenza's statements, spoke that this item should not be on the consent agenda, spoke about his request to view the draft cost analysis document drafted by Administrator Fleming, stated a third party should do an analysis, with actuarial tables, to avoid conflicts of interest, stated it will incur longstanding costs compared to the amount of savings previously stated as $30,000 and/or $80,000, and stated he does not understand how those savings can occur as Councilman Schwartz's questions were not answered. Isabel Silvestri stated that she is against Resolution 260-2021 due to cost. Dr. Brendan Coughlin of 44 Mark Drive asked who is eligible for these benefits and asked if past retirees are eligible. Mayor Lee stated that currently it is Administrator Fleming, Chief Brett Bartman, and Richard Drift of the Department of Public Works and that the Borough isn't ready to discuss this in detail at this time but would like to discuss this item at the next meeting. Dr. Coughlin discussed having a cost benefit analysis of eligibility, methods for attracting Department of Public Works employees and clerical staff, and suggested unionizing. Jason Morales of Union Avenue asked about the process of tabling and asked for more communication and explanation for items of business. Mayor Lee stated this Resolution will be considered at the next meeting as it needs more review along with the Covid concerns in this space. Steve Silvestri stated that he hopes Mayor and Council have learned a lesson, that there was an attempt to hide items of business by having multiple items on the agenda and stated that the citizens are concerned about taxes. Mayor Lee stated that often there are many items on the consent agenda together, that Council voted to table the item, and asked Mr. Silvestri to come back to the next meeting.

Sally Ward stated she is hearing concern from people, stated she trusts Council, spoke about the history of tabling items by Council, that this practice is normal, and hopes people come back to the next meeting. Attorney Goodman stated that the item was on the last agenda and was tabled to this meeting. Councilman Strange stated that it did not need to be on the consent agenda. Attorney Goodman stated that it did not need to be in the consent agenda but that it had to be on the agenda. Frank Scarcia of 7 Robin Lane asked about if the Resolution would have been heard if the attendance was lower and asked if Council would be prepared to make a determination if more information is deeded. Councilman Strange stated that this should be tabled as he believes there is not enough information. Mayor Lee stated that she mistakenly put this on the consent agenda as it had already been discussed with the Financial Committee, that there are issues with hiring employees, spoke about her lengthy experience in financial services, and that she felt the information provided was sufficient for Council but that, with the current issues, this item needed to be tabled. Christopher Graham asked about the status of 100 West Main. Mayor and Council stated that the owners don't appear to be selling the property.

PUBLIC HEARINGS FOR CHANGE OF USE:

A. Resolution of the Council authorizing application to DEP for ROSI change of use – TISCO Building and Lands

Motion to open public hearing on **Resolution 265-2021:** Hughes / Strange
Roll call vote: Columbus, yes ; Ferry, yes ; Moore, yes ; Schwartz, yes ; Strange, yes ; Hughes, yes ;
Motion passes: 6 yes

Councilwoman Ferry spoke about the proposal to utilize the TISCO Building and area as an art park, discussed the intended area for usage and uses proposed, the intent to decrease graffiti in the area, and stated that this is a defining moment in the Borough for the arts and history of the area. Mayor Lee stated that it is a cross-committee collaboration project. Councilman Strange stated that a comparison is the Grounds for Sculpture in Trenton, spoke about the concern that others may not be able to then use the space, but that this may reduce the amount of negative traffic. Mark Weatherbee spoke about the intent of cross-committee plans for the project, spoke about the area and intended improvements for the area. Councilman Columbus asked if this is funded by grants and fundraising. Mayor Lee and Councilwoman Ferry stated that it will be with grants and fundraising. Kiersten Norbert stated that she is helping with this project, spoke about the phases of the project, stated that this area can become an accessible space for all. Sally Ward stated that she is proud of Mark Wetherbee for his assistance with the Borough and hopes others will follow his lead. Steve Dhein asked what ROSI stands for. Administrator Fleming stated it is for Recreation Open Space Inventory. Mayor Lee stated that land on the ROSI has very limited use. Lynn Copeland spoke in favor of the proposed use of the space. Priscilla Racke stated that she feels good about the intent of the project and direction with coordination of the groups. Kim Farrier stated that she is excited for the project and thanked Mark Wetherbee for his hard work. Mark Loozen spoke about the history of Taylor Wharton, his concern with appropriating the TISCO name for this use, noted that murals break down over time, asked if the artworks will be graffiti covered as well, asked if the town has considered other Borough properties for this idea, has there been a study on the TISCO office building renovation or will it be allowed to collapse, and would it be good for using as a museum, asked how the litter of the area will be handled. Natalie Ferry spoke about how bringing more people to the area which is intended to decrease graffiti, and that opportunities may open up for saving relics of the area. Pablo Delgado from EDC stated that the use is favorable, that they fully support this project to increase tourism along with other projects, stated that he is interested in discussing sustainability of the project, stated that more use leads to a reduction of vandalism. Shannon O'Connor of 20 Main Street stated that anecdotally the team has been using crime prevention through design which work in other communities. Mike Gronsky of 129 West Main Street spoke about his experience with the property, spoke in support of promoting this property, stated that the history should be equally represented as the art, stated that a permanent installation should be away from the TISCO office building as it has potential to be utilized historically versus the Shop E building, offered for anyone to reach out to him about the buildings should they need assistance, and spoke about getting the Springside buildings tarped. Jeanie Baker of 27 Church Street, Chair of the Environmental Commission, stated that she is excited about this project along with the committees. Christina Whited stated that she has always been supportive of sculptures in town, that the name honors TISCO, that the committees have done a great job, that this is a great opportunity to display the Borough, stated that this is a tourist town and that this should be utilized as such with the open space to empower the people of the community and make this a destination. Pia Krisjansen stated her support for the High Bridge Grounds for Arts and making it a large community space. Brandon Cesco of 13 Hoffman stated he is new and enjoys the events and places of this area and that he is a supporter of this project. Lauren Hamlin stated that she is supportive of this project and thanked Council.

Motion to close the public hearing on **Resolution 265-2021**: Schwartz / Strange

Roll call vote: Columbus, yes ; Ferry, yes ; Moore, yes ; Schwartz, yes ; Strange, yes ; Hughes, yes ;
Motion passes: 6 yes
Motion to adopt **Resolution 265-2021**: Schwartz / Ferry
Roll call vote: Columbus, yes ; Ferry, yes ; Moore, yes ; Schwartz, yes ; Strange, no ; Hughes, yes ;
Motion passes: 5 yes, 1 no

B. Resolution of the Council authorizing application to Dept of Environmental Protection for ROSI change of use - Golf Course

Fran McManimon spoke about the proposed change of use, what this legislation is about, read specifics of the public notice and the location of where it was posted, stated that the changes are intended for the barn on the course, stated that the course is on the ROSI and so this needs to be presented this way with requirements. Councilman Strange asked why the information for the previous project was not stated this way. Fran McManimon stated that this is extra information for the DEP on this item.

Motion to open public hearing on **Resolution 266-2021:** Hughes / Ferry
Roll call vote: Columbus, yes ; Ferry, yes ; Moore, yes ; Schwartz, yes ; Strange, yes ; Hughes, yes ;
Motion passes: 6 yes
Mayor Lee asked that High Bridge Hills Hospitality give a brief overview of the plan.
Chuck and Steve Tichenor of High Bridge Hills Hospitality stated their interest in renovating the barn for use, spoke to their experience with this kind of project, spoke about their backgrounds in other businesses, spoke about the marketability of the venue and space, and rereviewed the slides from their previous presentation. Mayor Lee stated that this is a discussion for the change of use, gave an overview of the proposed project, that there is a proposed bond Ordinance on the agenda, that the Borough needs to move forward with this item of business, that this is an opportunity, and that approval needed. Councilman Columbus asked what happens if there is a change in use and then the development does not proceed, can golf carts go back into the barn. Mayor Lee stated that the barn shouldn't continue to be used because the floors are not stable, discussed the use of a pole barn. Councilman Columbus stated the barn needs to be fixed either way. Council discussed how the change of use may affect where carts can be stored with reverting the use. Bond Council Ed McManimon stated that it isn't clear how the use change could effect the ability to use the barn for carts but that his view is that notice could be given to DEP and that it should be an acceptable use again. Council discussed asking DEP about this.
Pat Bielcik of Woodland Terrace asked about the process and terms of making the change of use under Green Acres. Discussion ensued of the current uses and intended uses of the parts of the project. Fran McManimon spoke about how this is still a recreational component of the project. Dave Stalnaker of Cregar Road asked the Tichenors where the initial investment funds will come from, who will control the special events, and what happens if the Tichenors walk away from the project within six months. Discussion ensued about how the bond is intended to operate between the Tichenors and the Borough, the intent of how to run such events such as weddings, that there is a personal guarantee from the Tichenors, that there may be a golf management company who could take over if needed, and that the barn is still the Borough's barn. Dr. Brenden Coughlin of 44 Mark Drive stated his credentials, stated that he has spoken against a wedding venue in the past, stated that service is an issue with this kind of project, stated that there is a need for more information, asked Mayor and Council if they have looked into Somerset County public/private operations, stated that there are issues with the way this project is proposed along with risk, made suggestions for how to collect funds, gave examples of public/private deals with issues with issues relating to taxing, and asked for tax relief for the people of the Borough. Mayor Lee stated that we are talking about the change of use, that there are issues to still be discussed, that some of these points are included in the lease but that the lease is not being discussed right now. Ed McManimon stated that there was a lot of exaggeration and assumptions made in Dr. Coughlin's comments, explained some of the issues negotiated up to this point, explained how the debt service and per event fee are intended to work, state that there are many successful public/private agreements which have been managed, spoke about the intent of the operation of the venue, stated that there is a risk but that this is a significantly managed risk, spoke about how event charges work in the agreement, spoke about how the debt service could work over time, and spoke about the intent of the project. Councilman Strange asked if the Tichenors could have gotten a loan and why the Tichenors are not guaranteeing the entire bond. Mr. McManimon spoke about how the Tichenors may be able to get a loan and the benefits/incentives of structuring the agreement in the current way it is planned, stated that the money is at a much cheaper interest rate and spoke about the Tichenor's guarantee. Discussion of how rates may be given based on particular loans ensued. Councilman Columbus asked about guarantee after the Certificate of Occupancy, asked about the proposed guarantee, asked about force majeure. Mr. McManimon spoke about the drafted guarantee and defined force majeure. Mayor Mazza of Union Township stated that the Borough has a great chance to preserve

the barn, make it usable, and stated that it should be preserved. Ryan Phelps of 127 Greyrock, Stanford CT, representing Indigo Golf and Troon Golf spoke about the golf course as it operates now, spoke about supporting this project, spoke about the barn being in need of repair, spoke about this increasing demand and revenue to the Borough, stated that many other courses they manage have a venue such as the proposed venue, stated their background with exactly this type of project and that they would be willing to run the facility if the Tichenors could not, stated that they believe it is a good idea even though they can not do the project at this time, stated that the barn badly needs repairs and has for some time Erin Wade stated that she moved here because the area could not be redeveloped, asked why the barn could not be fixed, stated concerns with traffic and parking, stated there are other barns in the area which can be used, requested Mayor Lee abstain from a vote as she believes it to be a conflict of interest, asked why it was not a ballot item. Mayor Lee stated she does not get a vote. Joe Breglia of 93 North Main Street stated that he has concerns for this plan, spoke about having concerns with the speed of how the plan was put together, asked if this should go to a request for proposal and stated issue with how the RFP was done, stated that this is a quiet town and that this will increase the population, stated that people don't do these projects for free, and stated that there are issues with how this process is being presented. Michael McCaslin of 56 Mark Drive asked about the change of use and how that works. Mayor Lee and Councilman Strange explained the change of use process and how the request for proposal process could work for this project. Mr. McCaslin stated that there is concern that the project is not enticing enough to have other operators for this project should the project not be completed. The Tichenors stated that they are doing the project for free and that there is no equity in the property, stated that once the project is completed there will be people who are looking for a venue like this should something occur. Councilman Strange spoke about designation of areas in need of redevelopment and how this may interact with the project. Steve Dhein of 9 West Main stated that people should identify themselves each time they speak, spoke about living across from the golf course for forty nine years, and stated that the barn should not be allowed to fall down, that the structure needs repair, that it is important to note that people are willing to put in time and money but that it is the Borough's facility, that he is in favor of this project, and that it will bring money into the Borough. Jordan McGee of Solitude asked about lighting in the arches. Mayor Lee stated the Borough is aware and the lights are being worked on. Pablo Delgado of 9 Hickory Circle spoke on behalf of the Economic Development Committee stated that the merits of the change of use are favorable for the Borough, stated he personally has strong feelings against this financial plan based on how financial markets work, that he does not like the level of risk falling to the residents and that the Borough funding shouldn’t be used to hedge risk, that he is offended by how this project is being represented, that this is not a project with guarantees, that Covid unknowingly upset this type of venue, and that the Borough should maintain the barn and course to keep it an asset, that new vendors might consider the venue once it is renovated, and that he is offended by the Tichenors stating that their nine months investment of time is what it takes to get this project done as others in town have put in far more of their time, not for profit, to get other projects done. Mayor Lee stated that golf had the best year. The Tichenors stated that while another resident had stated that they are not making an investment, that they are indeed investing time into the Borough, and stated that his venue did last through Covid so far. Sally Ward stated that she is going to calm people down, that the Tichenors are going to fix and improve the barn and that the Borough benefits from this. Councilman Columbus stated that the terms of fixing the barn are where there are concerns. Mayor Lee stated that the Tichenors project can happen or that the Borough can pay for the maintenance, spoke about how the efforts of the Tichenors could help the Borough, the time invested by all parties involved is money being paid, and stated that this is a good opportunity. Dennis Ferrara spoke about Mayor Schweikerts projections for the course in the past, asked what is projected to be made in the next five years, asked about the market potential, suggested that the Borough fix the barn itself and not get into the catering business. Mayor Lee stated that it is fixing up the barn and the golf course and that we would need to pay otherwise. Discussion ensued about the purpose of this project being an investment. Christopher Graham stated that the people involved are not in the losing business, that life is not about guarantees and that this project seems reasonable. Councilman Strange stated the difference with risking other people's money and a government taking taxes from people and how this interacts with loans. Mr. McManimon spoke about the concept of redevelopment in the context of this plan, spoke about the concept of redevelopment, spoke about how the Borough would need to spend the money on these projects without the rehabilitation of the Tichenors, and that this is a method to offset costs to the taxpayer. Mayor Lee and Councilman Columbus spoke about the barn needing a varying number of repairs. Discussion of repairs ensued. Paul Kovaschefski of 66 Valley View spoke about the large scope of the proposed project, asked if an analysis of the cost of repair was done prior to proceeding with a change of use, stated there is an existing use which is an option, and stressed it is logical to thoroughly look at all available options. Mayor Lee stated that this type of project has been the goal of the course. Rudy Alvarez stated he supports the land use change but has budgeting concerns for taxpayers with this project, that the taxes are high, that the course was intended to give relief to the taxpayers, urged the Tichenors to realize why the residents are

nervous about this plan considering the current tax rate. Mayor Lee stated that the funds from paying off the golf course is going to the taxpayers. Jason Morales hopes Council has listened to the public, asked why some of these items are not on the ballot, and asked about how the project is guaranteed. Craig Van Natta of 26 Pleasant Road stated he supports this project, that he has spoken to local organizations which would like a use for events and stated this is a good project for the community. Jennifer Cusack asked what happens if the barn collapses? Mayor Lee stated we would need to look at that when it happens. Councilman Columbus asked about number of uses per year. Mayor Lee stated that it may be in an older draft but that this is a discussion for the lease agreement. Christina Whited of 76 Main Street stated that this is a good deal, and that risk is low as Indigo or others would be willing to pick up the project, that she understands that renovation is not easy, that local resources will empower the town even more, and that there is support in the community. Councilman Columbus asked why this change of use need to be done prior to the lease agreement and stated that he has many concerns with the draft lease agreement that he has. Mayor Lee stated that this has been discussed and Attorney Goodman stated that if there is no change of use then the agreement is moot. Administrator Fleming spoke about time constraints of this project. Councilman Strange and Administrator Fleming discussed the change of use process as it pertains the DEP. Chuck Tichenor explained why the risk for the project is low, stated that caterers would be lined up if the venue was redeveloped, stated that the discussion of explained the possible outcomes of the project if the Tichenors walked away from the project, and stated that the financials were not slated to be discussed at the beginning but that they are coming soon. Columbus asked about how to revert the use as it will affect the outcome of his vote and asked if this can be found out. Mayor Lee stated that we are to the point of taking a yes or vote, and that the Borough has enough information to take a vote at this time. Attorney Goodman stated that there is no guarantee to revert the use back but that it more than likely will not be an issue as he understands the situation, that there is a comment period still pending which may be utilized to withdraw the application. Council discussed contingencies within Resolutions. Councilman Columbus stated he wanted to support a project like this since he was coming on to Council but that without being able to amend the Resolution at this time for a contingency, he will need to vote no.

Motion to close the public hearing on **Resolution 266-2021**: Columbus / Ferry
Roll call vote: Columbus, yes ; Ferry, yes ; Moore, yes ; Schwartz, yes ; Strange, yes ; Hughes, yes ;
Motion passes: 6 yes
Motion to adopt **Resolution 266-2021**: Hughes / Ferry
Roll call vote: Columbus, no ; Ferry, yes ; Moore, yes ; Schwartz, yes ; Strange, yes ; Hughes, yes ;
Motion passes: 5 yes, 1 no

DISCUSSION ITEMS:

A. Best Practices – Administrator Fleming and Council discussed the best practices workbook and the criteria for the questions.

B. Golf Course Lease Agreement – Mayor Lee asked that Ordinance 2021-036 be tabled based on questions that have come up this evening and that an updated draft that needs to be circulated to Council. Councilman Columbus stated that there are edits needed for the size of the new structure, an issue with having no payment done until after the Certificate of Occupancy, discussion of how contractors will get paid prior to the CO, that there is concern is that the taxpayer does not have more debt, and concerns with how the funds will be accounted for years from now. Ed McManimon spoke about debt structure and how this can be handled over time so that the cost to the Borough can be paid by the Tichenors and spoke about the Borough having an asset to manage. Mayor Lee asked that suggestions for edits can be submitted to Administrator Fleming for review by Attorney McManimon. Councilman Schwartz asked about the inclusion in the redevelopment agreement which is for the construction, and stated that he has similar concerns about different parts of the agreement. Ed McManimon stated that there is a comprehensive redevelopment agreement which is a draft copy which has not yet been sent yet. Attorney Goodman stated that Council should have both parts prior to taking a vote. Councilman Strange stated that he would like to see drafts of these items much earlier to see how the projects are progressing, and that on page seventeen there is a space missing. Chuck Tichenor stated he can put together a risk mitigation plan.

PUBLIC HEARINGS:

A. **Ordinance 2021-036:** Golf Redevelopment Plan Bond Ordinance
Motion to table the public hearing for Ordinance 2021-036: Strange / Hughes
Roll call vote: Columbus, yes ; Ferry, yes ; Moore, yes ; Schwartz, yes ; Strange, yes ; Hughes, yes ;
Motion passes: 6 yes

Attorney Goodman stated that tabling this item to the next meeting was not in the motion. Mayor Lee stated that this Ordinance will be tabled until the November 18, 2021, Council meeting.

B. **Ordinance 2021-048:** Purchase of Body Worn Cameras
Motion to open the public hearing for Ordinance 2021-048: Strange / Hughes
Roll call vote: Columbus, yes ; Ferry, yes ; Moore, yes ; Schwartz, yes ; Strange, yes ; Hughes, yes ;
Motion passes: 6 yes
Councilman Strange spoke about the intent of the Ordinance and issues with the previous company supplying body worn cameras.
Motion to close the public hearing for Ordinance 2021-048: Strange / Hughes
Roll call vote: Columbus, yes ; Ferry, yes ; Moore, yes ; Schwartz, yes ; Strange, yes ; Hughes, yes ;
Motion passes: 6 yes
Motion to adopt Ordinance 2021-048: Strange / Hughes
Roll call vote: Columbus, yes ; Ferry, yes ; Moore, yes ; Schwartz, yes ; Strange, yes ; Hughes, yes ;
Motion passes: 6 yes

C. **Ordinance 2021-049:** Storm Grates and Drains
Motion to open the public hearing for Ordinance 2021-049: Schwartz / Strange
Roll call vote: Columbus, yes ; Ferry, yes ; Moore, yes ; Schwartz, yes ; Strange, yes ; Hughes, yes ;
Motion passes: 6 yes
Councilman Schwartz stated that intent of the Ordinance. Joseph Breglia of 93 North Main stated that he would like to fit gutters and storm drains on N. Main past Church.
Motion to close the public hearing for Ordinance 2021-049: Columbus / Strange
Roll call vote: Columbus, yes ; Ferry, yes ; Moore, yes ; Schwartz, yes ; Strange, yes ; Hughes, yes ;
Motion passes: 6 yes
Motion to adopt Ordinance 2021-049: Strange / Schwartz
Roll call vote: Columbus, yes ; Ferry, yes ; Moore, yes ; Schwartz, yes ; Strange, yes ; Hughes, yes ;
Motion passes: 6 yes

D. **Ordinance 2021-050:** Water Tower Improvements
Motion to open the public hearing for Ordinance 2021-050: Schwartz / Columbus
Roll call vote: Columbus, yes ; Ferry, yes ; Moore, yes ; Schwartz, yes ; Strange, yes ; Hughes, yes ;
Motion passes: 6 yes
Motion to close the public hearing for Ordinance 2021-050: Strange / Columbus
Roll call vote: Columbus, yes ; Ferry, yes ; Moore, yes ; Schwartz, yes ; Strange, yes ; Hughes, yes ;
Motion passes: 6 yes
Motion to adopt Ordinance 2021-050: Strange / Schwartz
Roll call vote: Columbus, yes ; Ferry, yes ; Moore, yes ; Schwartz, yes ; Strange, yes ; Hughes, yes ;
Motion passes: 6 yes

E. **Ordinance 2021-051:** Amend Ch 2-23 Administrator
Motion to open the public hearing for Ordinance 2021-051: Strange / Hughes
Roll call vote: Columbus, yes ; Ferry, yes ; Moore, yes ; Schwartz, yes ; Strange, yes ; Hughes, yes ;
Motion passes: 6 yes
Motion to close the public hearing for Ordinance 2021-051: Schwartz / Strange
Roll call vote: Columbus, yes ; Ferry, yes ; Moore, yes ; Schwartz, yes ; Strange, yes ; Hughes, yes ;
Motion passes: 6 yes
Motion to adopt Ordinance 2021-051: Strange / Schwartz
Roll call vote: Columbus, yes ; Ferry, yes ; Moore, yes ; Schwartz, yes ; Strange, yes ; Hughes, yes ;
Motion passes: 6 yes

INTRODUCTION OF ORDINANCES:

A. **Ordinance 2021-052**: Well 8 Valve Piping Upgrades
Motion to introduce Ordinance 2021-052: Schartz / Strange
Roll call vote: Columbus, yes ; Ferry, yes ; Moore, yes ; Schwartz, yes ; Strange, yes ; Hughes, yes ;
Motion passes: 6 yes

Mayor Lee states that the Ordinance 2021-052 shall be published in the Express Times and/or the Hunterdon County Democrat along with the public hearing date of November 18, 2021.

CONSENT AGENDA

RESOLUTION #	TITLE
Resolution - 260 – 2021	Chapter 48
Resolution - 267 – 2021	Ch 159 - Library Aid

Motion to approve the consent agenda item Resolution 267-2021: Strange / Hughes
Roll call vote: Columbus, yes ; Ferry, yes ; Moore, yes ; Schwartz, yes ; Strange, yes ; Hughes, yes ;
Motion passes: 6 yes

PUBLIC COMMENTS: 5 MINUTES PER PERSON

Christopher Graham of West Main Street stated that the murder mystery house looks good, that he has participated in show tunes, and that he is glad the money generated will go back into the property. Spoke about the TISCO holiday market which is fantastic.
Pablo Delgado of 9 Hickory Circle stated his feelings about the bond and why he feels this way, making sure there was never a burden to the taxpayer with other projects, that he does not see a direct positive impact for the residents, that there are many projects which need to be done with bonds, and that the projects like roads need to be done but this project is not necessary. Joseph Breglia of 93 North Main is in favor of changing the use of the Golf Course but that there needs to be oversight and guidance through this process, that the taxpayers don't have to finance this project, that this could be an improvement for the golf course if done sensibly.

LEGAL ISSUES: NONE

COMMUNICATIONS

A. Monthly Tax and Finance Reports

BILL LIST

Approval of Bills as signed and listed on the Bill Payment List. **Total Amount: $2,685,254.70**
Motion to approve bill list: Hughes / Ferry
Roll call vote: Columbus, yes ; Ferry, yes ; Moore, yes ; Schwartz, yes ; Strange, yes ; Hughes, yes ;
Motion passes: 6 yes

ADJOURNMENT: PRESIDING OFFICER ASKS IF THERE IS ANY FURTHER BUSINESS

Motion to adjourn: Strange / Ferry
Roll call vote: Columbus, yes ; Ferry, yes ; Moore, yes ; Schwartz, yes ; Strange, yes ; Hughes, yes ;
Motion passes: 6 yes
Next Council Meeting: November 18, 2021 - 7:30 pm – Fire House, 7 Maryland Ave, High Bridge NJ

ATTEST:

Adam Young
Municipal Clerk

Michele Lee
Mayor