



**MAYOR & COUNCIL  
THE BOROUGH OF PEAPACK & GLADSTONE,  
BOROUGH COUNCIL MEETING MINUTES**

**Date: October 11, 2016: 6:30 Executive Session; 7:30 PM Regular Meeting**

**Location: Borough Hall Council Chambers, 1 School St. Peapack.**

*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

**2. SUNSHINE NOTICE**

Municipal Clerk reads the following statement: "Pursuant to the Open Public Meetings Act, Adequate notice of 2016 Meeting Dates was published in the Courier News, Star Ledger, and Bernardsville News on December 17, 2015, and posted at the Municipal Complex, Peapack Post Office, Peapack and Gladstone Post Office. Action may be taken."

**3. FLAG SALUTE: LED BY MAYOR OR PRESIDING OFFICER.**

**4. ROLL CALL:**

*Mayor asks the Borough Clerk Reads the Roll*

Roll Call Vote									P=Present A=Absent				
Caminiti	P	Corigliano	P	Lemma	P	Simpson	P	Smith	P	Suriano	P	Mayor Muller	P

Councilman Simpson Arrived 7:10pm

**5. EXECUTIVE SESSION: Executive Session if needed**

Resolution 5E-2016 Executive Session – Legal Advice and Litigation Affordable Housing & Matheny

*Mayor asks for Motion to move into Executive Session*

*Roll Call*

*Motion to return to Open Session*

*Roll Call*

<b>Motion to move into Executive Session:</b>		Councilman Smith				Second:			Councilman Corigliano				
Roll Call Vote								Y=Yes; N=No; A=Abstain/Absent					
Caminiti	Y	Corigliano	Y	Lemma	Y	Simpson	A	Smith	Y	Suriano	y	Mayor Muller	

<b>Motion to Return to Open Session:</b>		Councilman Lemma				Second:			Councilman Corigliano				
Roll Call Vote								Y=Yes; N=No; A=Abstain/Absent					
Caminiti	Y	Corigliano	Y	Lemma	Y	Simpson	Y	Smith	Y	Suriano	y	Mayor Muller	

**3 minute recess**

**6. READING AND APPROVAL OF MINUTES: - REGULAR MEETING SEPTEMBER 27, 2016**

*Mayor asks for a motion to dispense with the reading of the prior meeting(s) minutes*

*Mayor Muller asks "All in Favor? Opposed?"; **then***

*Mayor asks if there are any corrections to the prior meeting minutes.*

*Mayor asks to approve minutes (or corrected minutes)*

*Mayor Muller asks Clerk for a "**Roll Call Vote**"*

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BOROUGH COUNCIL MEETING AGENDA**

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<b>Motion to Dispense with reading of Prior meeting Minutes:</b>				Councilman Lemma				Second:				Councilman Caminiti			
Voice Vote								Y=Yes; N=No; A=Abstain/Absent							
Caminiti	Y	Corigliano	Y	Lemma	A	Simpson	Y	Smith	A	Suriano	Y	Mayor Muller			

Councilman Corigliano request that item #20 show the adjourn time of 8:10pm

<b>Motion to Approve Minutes:</b>				Councilman Suriano				Second:				Councilman Caminiti			
Roll Call Vote								Y=Yes; N=No; A=Abstain/Absent							
Caminiti	Y	Corigliano	Y	Lemma	A	Simpson	Y	Smith	A	Suriano	Y	Mayor Muller			

**7. VISITORS-NONE**

**8. PUBLIC COMMENTS: 5 MINUTES PER PERSON - NON-AGENDA ITEMS**

It is the policy of the Borough Council that all public comments on an issue shall be limited to five (5) minutes per person. Comments may be made on any Non-Agenda 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  
*None*

**9. PUBLIC HEARING ORDINANCES – SECOND READING IF ANY**

**10. UNFINISHED BUSINESS;**

- A.** Resolution 132-2016 P-Card – Purchase Card  
*Mayor asks for: “Motion to approve and second”*  
*Mayor asks: “Administrator to lead discussion”*  
*Upon Conclusion of Discussion*  
*Mayor asks Clerk for: “Roll Call Vote to approve Resolution 132-2016”*

<b>Motion to Approve Resolutions: 132-2016</b>				Councilman Caminiti				Second:				Councilman Corigliano			
Roll Call Vote								Y=Yes; N=No; A=Abstain/Absent							
Caminiti	Y	Corigliano	Y	Lemma	Y	Simpson	Y	Smith	Y	Suriano	Y	Mayor Muller			

**11. MISC. DISCUSSION ITEMS**

*None*

**12. NEW ORDINANCES – IF ANY, (MLUL-2016-### DESIGNATES LAND USE ORDINANCE)**

- A.** Ordinance 2016-1029 Concerning Property Rental

**Ordinance 2016-1029**

**Ordinance Amending Chapter XI Building And Housing  
Sub-Chapter VII Housing And Rental Code**

*Mayor Muller and Councilman Corigliano recused themselves as landlords in the Borough.*

*Gavel to Councilman Suriano*

*Councilman Lemma explains the Ordinance.*

<b>Purpose</b>	<i>To amend the Borough’s Housing Ordinance to provide for a rental code to protect renters by providing for inspections of rental properties.</i>
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*Councilman Suriano asks for: “Motion and Second to Introduce Ordinance 2016-1029”*

*Councilman Suriano States that: “This is an introduction only and that questions and comments may be made at the Public Hearing”.*

*Councilman Suriano asks: “Clerk for Roll Call Vote for introduction only”.*

Motion to Introduce			Councilman Lemma			Second:			Councilman Caminiti				
Roll Call Vote						Y=Yes; N=No; A=Abstain/Absent							
Caminiti	Y	Corigliano	A	Lemma	Y	Simpson	Y	Smith	Y	Suriano	Y	Mayor Muller	

*Councilman Suriano states that: “Ordinance #2016-1029 shall be published in summary in the Courier News along with the Public Hearing date of October 25, 2016.”*

**13. 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.

*Mayor asks: “Would Council like to remove a Resolution for discussion?”*

*Mayor asks for: “Motion and Second to Approve Resolutions: 115 & 134.”*

*Mayor asks: “Clerk to take roll call vote.”*

RESOLUTION #	TITLE		PURPOSE										
115-2016	Award of Contract		Mosely Road project should the bill pass in Trenton on 10/7/16										
134-2016	Assessment Notification Policy		To conform with the best practices so that we can respond yes.										
Motion to Approve Resolutions: 115 & 134			Councilman Smith		Second:		Councilman Corigliano						
Roll Call Vote						Y=Yes; N=No; A=Abstain/Absent							
Caminiti	Y	Corigliano	Y	Lemma	Y	Simpson	Y	Smith	Y	Suriano	Y	Mayor Muller	

**14. MAYOR AND COUNCIL REPORTS**

<u>Governing Body Member or Appointed Official</u>	<u>DEPARTMENT</u>
Councilman Suriano/Corigliano	Finance
<u>None-refinance- next agenda</u>	
Councilman Lemma/Smith	Sanitation & Sewer
<u>None</u>	
Councilman Simpson & Smith	Borough Property
<u>Fire house-floors squeak</u>	
Councilman Lemma/Caminiti	Fire/Information Systems
<u>FD cars and coffee/open house</u>	
Councilman Corigliano/Simpson	Police
<u>None</u>	
Councilman Caminiti/Suriano	Roads and Transportation
<u>Mosely Patch – St. Johns Dr.</u>	
John Gregory	Administrator’s Report:

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Vacation – 10/17-10/21/16, seminar Oct 13, 2016, send auditor letter	
Mayor Bill Muller	Mayors Report
Attended a drug conference at Sanofi Aventis	

**15. WRITTEN COMMUNICATIONS: Listing of correspondence received.**

- A.** Rodney McCatharn retirement letter
- B.** Judy Silacci letter
- C.** Diane Becker Halloween memo

**16. PUBLIC COMMENTS AGENDA ITEMS ONLY: 3 MINUTES PER PERSON**

It is the policy of the Borough Council that all public comments on an issue shall be limited to three minutes (3) per person. No debating between residents. Comments should be addressed to Mayor and Council at the public microphone.

*None*

**17. NEW BUSINESS: NONE**

- A.** Best Practices 2016-2017

*Mayor asks for: “Motion to approve and second”*

*Mayor asks: “Administrator to lead discussion”*

*Upon Conclusion of Discussion*

*Mayor asks Clerk for: “Roll Call Vote to approve Resolution 135-2016 Authorization to submit Best Practices Inventory*

Motion to Approve Resolutions: 135-2016		Councilman Suriano				Second:				Councilman Smith			
Roll Call Vote										Y=Yes; N=No; A=Abstain/Absent			
Caminiti	Y	Corigliano	Y	Lemma	Y	Simpson	Y	Smith	Y	Suriano	Y	Mayor Muller	

**B. Resolution 137-2016**

**Affordable housing resolution to approve \$5K participation to extend immunity from builders remedy**

Motion to Approve Resolutions: 137-2016		Councilman Corigliano				Second:				Councilman Lemma			
Roll Call Vote										Y=Yes; N=No; A=Abstain/Absent			
Caminiti	Y	Corigliano	Y	Lemma	Y	Simpson	Y	Smith	Y	Suriano	Y	Mayor Muller	

**18. LEGAL ISSUES: ROLLBACK FARM LAND**

**19. BILL LIST: RESOLUTION 136-2016**

Approval of Bills as signed and listed on the Bill Payment List. **Total Amount: \$ 685,661.02**

*Mayor asks: “Council if any item needs to be pulled for discussion.” If not*

*Mayor asks: “Clerk to read the total amount of bills to be paid”*

*Mayor asks: “Council for Motion and Second to approve Resolution 136-2016 payment of bills.”*

*Mayor asks: “Clerk to take roll call vote.”*

Motion to Approve Resolution		Councilman Suriano				Second:				Councilman Smith			
Roll Call Vote										Y=Yes; N=No; A=Abstain/Absent			

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Caminiti	Y	Corigliano	Y	Lemma	Y	Simpson	Y	Smith	Y	Suriano	Y	Mayor Muller	
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<b>Motion to return into Executive Session 8:15pm:</b>	Councilman Corigliano						Second:			Councilman Lemma			
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Roll Call Vote									Y=Yes; N=No; A=Abstain/Absent				
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Caminiti	Y	Corigliano	Y	Lemma	Y	Simpson		Smith	Y	Suriano	y	Mayor Muller	
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*Councilman Lemma left at 8:57pm.*

<b>Motion to return to Open Session:</b>	Councilman Suriano						Second:			Councilman Caminiti			
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Roll Call Vote									Y=Yes; N=No; A=Abstain/Absent				
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Caminiti	Y	Corigliano	Y	Lemma	A	Simpson	Y	Smith	Y	Suriano	Y	Mayor Muller	
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**20. ADJOURNMENT:**

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

*Mayor asks for: "Motion and Second to Adjourn."*

*Mayor Asks "All in Favor? Opposed?" Meeting adjourned*

<b>Motion to Adjourn 9:07pm</b>	Councilman Caminiti						Second:			Councilman Smith			
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Roll Call Vote									Y=Yes; N=No; A=Abstain/Absent				
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Caminiti	Y	Corigliano	Y	Lemma	A	Simpson	Y	Smith	Y	Suriano	Y	Mayor Muller	
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Respectfully submitted,



John Gregory, RMC  
Borough Clerk, Administrator