



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

Date: November 22, 2016: 7:00 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	A	Corigliano	P	Lemma	P	Simpson	P	Smith	P	Suriano	P	Mayor Muller	P

5. EXECUTIVE SESSION: Executive Session if needed

Resolution 8E-2016 Executive Session – Legal Advice

Mayor asks for Motion to move into Executive Session

Roll Call

Motion to Return to Open Session

Roll Call

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

Corrections to Executive Session Minutes (If Any)

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

**6. READING AND APPROVAL OF MINUTES: - REGULAR & EXECUTIVE MEETING
OCTOBER 25, AND NOVEMBER 8, 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"

Motion to Dispense with reading of Prior meeting Minutes:		Councilman Smith				Second:				Councilman Corigliano			

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Voice Vote								Y=Yes; N=No; A=Abstain/Absent					
Caminiti	A	Corigliano	Y	Lemma	Y	Simpson	Y	Smith	Y	Suriano	Y	Mayor Muller	

Councilman Corigliano correction to 10/25 minutes Item-14 refunding language is confusing
Item 14 Language clean up- Administrator realized that that the minutes that were sent was a combination of Administrator’s notes and Councilman Lemma’s additions to the public hearing for Ordinance 2016-1029.
Review, merge and corrections will be made.

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

7. VISITORS

A. Councilman Lemma led off discussion

Ed Kerwin, Tax Assessor – Topic of Discussion; “Rateables”

The State of New Jersey does a Ratio study from January – June by noting market sales

The Assessor reviews outlying isolated assessments examined for why the disparity between assessment and sales

Property values for rateables versus home market sales the assessor tries to keep the number at around 95%

Councilman Suriano asked about sampling and is it really reflective of the Borough. Assessor indicated that the houses in the range of \$250,000 and \$400,000 are selling the houses appraised high are not selling as fast which requires sampling in the neighboring markets.

The Mayor asked if when the determination as to whether a property status is incorrect, does the Assessor communicate with zoning and construction officer? Single family to single family etc., etc. The Assessor replied that while there is some communication it is not on a regular basis.

The Administrator was directed to make sure the Land Use Secretary to send resolutions to Assessor.

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

Garvin Walsh, Liberty Park Association, (LPA) - presentation to be at the December 13TH meeting. Preparation to submit proposals on the 13th will be difficult to meet. Councilman Suriano asked if Dec 8th would work.

Councilman Simpson stated that he disagreed, and felt that Council deserves adequate time to review.

Mayor Muller stated that the proposals should be received two weeks in advance, but analysis could be later.

Proposals to be provided and modifications will be provided at a later date.

9. PUBLIC HEARING ORDINANCES – SECOND READING IF ANY

10. UNFINISHED BUSINESS;

A. Resolution 143-2016 Municipal Alliance

Motion to Approve Resolutions: 143-2016				Councilman Corigliano				Second:				Councilman Smith			
Roll Call Vote								Y=Yes; N=No; A=Abstain/Absent							

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Caminiti	A	Corigliano	Y	Lemma	Y	Simpson	Y	Smith	Y	Suriano	Y	Mayor Muller	
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11. MISC. DISCUSSION ITEMS;

A. Auditors' Proposal presentation

Councilman Suriano reported that three auditing firms were interviewed, and all were in the \$28,000 range annually, for the auditing services required by the Borough, as opposed to the \$43,500 currently being paid. The Finance Committee will make a presentation at the December 13th Council meeting recommending their choice of firm, considering the Borough requirements.

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

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: "Council would like to remove a Resolution for discussion."

Mayor asks for: "Motion and Second to Approve Resolutions: 149-152."

Mayor asks: "Clerk to take roll call vote."

RESOLUTION #	TITLE	PURPOSE
149-2016	Year End Budget Transfer 2	Move monies to allow payment of claims
150-2016	Year End Somerset/Hunterdon Grant	Authorize Driving Sober Christmas Grant
151-2016	Chapter 159 Somerset/Hunterdon Grant	Budget amendment to take in grant funds
Motion to Approve Resolutions: 149 – 151		Councilman Smith
		Second:
		Councilman Corigliano
Roll Call Vote		Y=Yes; N=No; A=Abstain/Absent
Caminiti	A	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>Regarding Bond report, press release, Don to review and press release</u>	
Councilman Lemma/Smith	Sanitation & Sewer
<u>Nothing</u>	
Councilman Simpson & Smith	Borough Property
<i>Fire House - Public Works Director, Rodney McCatharn, provided fire suppression system, sprinkler heads, insulation replacement, temporary CO (TCO) can be issued. Attorney Bruder, library agreement-sent to Rob Simon, Friends' attorney, awaiting response.</i>	
<i>Councilman Simpson – one design for Liberty Park renovation provided to Council, awaiting two additional proposals from the Liberty Park Association.</i>	
Councilman Lemma/Caminiti	Fire/Information Systems
<i>Fire House uses and who, what limits. Possible money making opportunity, to supplement other fire company fund raising; parking not part of the discussion. Limitations- insurance, residential use for event,</i>	

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<i>social and educational events. Administrator to reach out to NJMMA for policies for using social halls. Borough could provide a rider, to cover residents only, for use of the facility.</i>	
<i>Attorney Bruder will draft a facility use policy for the firehouse. Fire Chief, Fire Company President and Fire Commission (possibly also a representative from the Property Committee) will review the facility use policy and make recommendations. Councilman Simpson reported that many residents have asked when the facility will be available for residents' use. Council needs to seriously consider this issue as, early on in the plan for the renovation, it was agreed that taxpayer monies would be utilized, and the public would be permitted to use the space.</i>	
<i>Issues for further consideration are insurance, use policy, and fee schedule. The goal is to cover all expenses with the fees and allow extra to provide profit to the fire company.</i>	
<i>Councilman Lemma recommends COAH resolution from Chester Township be adopted by the Borough.</i>	
Councilman Corigliano/Simpson	Police
<i>Detective PBA drafts, President elect Trump at the Trump National Golf Club, request was made to send an officer. This could become quite expensive for the Borough going forward. Councilman Corigliano stated that he feels security should be provided by the Federal Government and Secret Service. A meeting will be scheduled, with the surrounding towns and government representatives, regarding expense and police coverage for the boroughs/towns if officers are directed to Trump National Golf Club in Bedminster. Mayor Muller stated that there should be reimbursement to the towns for security details.</i>	
Councilman Caminiti/Suriano	Roads and Transportation
John Gregory	Administrator's Report:
<i>Budget Report (Assumptions made: OE flat, sewer issues, S&W issues, Capital) League Conference renewal of certificates, closing at noon tomorrow, drought warning, conflict resolution seminar for department heads and public points of contacts. Continuing education credits are sought for certified employees for the seminar.</i>	
Mayor Bill Muller	Mayors Report
<i>OEM drill, seminar for elected officers.</i>	

15. WRITTEN COMMUNICATIONS: Listing of correspondence received.

- A. Department reports
- B. Miscellaneous correspondence, Councilman Suriano mentioning grant application. Council approved Beth Davisson, New Jersey Conservation Foundation, completing the grant application.
- C. New chairman of Farmland and Agricultural Committee will be Greg Morris.

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.

Ron Hill, Old Chester Road, a member of the fire company, asked whether rules and regulations will be reviewed by the fire company, as he feels that member input is appropriate. Mr. Hill mentioned security at golf course. Councilman Suriano mentioned that this is an internal issue.

John Skinner – regarding the proposals available to public.

17. NEW BUSINESS:

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- A.** Resolution 152-2016 authorization to hire part-time temporary assistant for the Finance Department, limited to 12 hours a week, and 6 months from date of hire. In addition, authorization to advertise for a replacement for Tyler Russo in Public Works.

Motion to Approve Resolutions: 152-2016				Councilman Corigliano				Second:				Councilman Lemma			
Roll Call Vote								Y=Yes; N=No; A=Abstain/Absent							
Caminiti	A	Corigliano	Y	Lemma	Y	Simpson	Y	Smith	Y	Suriano	Y	Mayor Muller			

18. LEGAL ISSUES:

Attorney Bruder commented about legal matters under Committee reports

19. BILL LIST: RESOLUTION 153-2016

Approval of Bills as signed and listed on the Bill Payment List. **Total Amount: \$337,096.58**

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 153-2016 payment of bills."

Mayor asks: "Clerk to take roll call vote."

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

20. MOTION TO MOVE BACK INTO EXECUTIVE SESSION

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

Councilman Smith left at 10:05pm

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

21. 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

Motion to Adjourn				Councilman Suriano				Second:				Councilman Lemma			
Roll Call Vote								Y=Yes; N=No; A=Abstain/Absent							

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Caminiti	A	Corigliano	Y	Lemma	Y	Simpson	Y	Smith	A	Suriano	Y	Mayor Muller	
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