



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

**Date: June 13, 2017 Regular Meeting 7:30 PM**

**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.*

**CALL TO ORDER:**

Mayor calls meeting to order

**SUNSHINE NOTICE**

Municipal Clerk reads the following statement: "Pursuant to the Open Public Meetings Act, Adequate notice of 2017 Meeting Dates was published in the Courier News and Bernardsville News on December 22, 2016, and posted at the Municipal Complex and the Borough Library. Action may be taken."

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

**ROLL CALL:**

*Mayor/Presiding Officer 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	A

**1. READING AND APPROVAL OF MINUTES: - REGULAR MEETING AND EXECUTIVE SESSION MAY 23, 2017; EXECUTIVE SESSIONS DECEMBER 22, 2015, JANUARY 12, FEBRUARY 25, 2016, APRIL 11 AND MAY 9, 2017.**

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

*Mayor/Presiding Officer asks "All in Favor? Opposed?";*

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

All minutes are approved with corrections, and the Executive Session minutes of April 11, 2017 were tabled to the next meeting.

**2. 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

**3. OLD BUSINESS**

**RESOLUTION 105-2017**

**REJECTION OF BIDS FOR WASTEWATER PUMP AND ELECTRICAL SERVICES**

*Mayor/Presiding Officer asks: "Council for Motion and Second to approve Resolution 105-2017"*

*Mayor/Presiding Officer asks: "Clerk to take roll call vote."*

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

**Discussion of Liberty Park survey and landscape architect**

Councilman Simpson began the discussion with the survey which is recommended to be done in Liberty Park. Attorney Bruder advised that Borough Engineer Ryden felt that the \$3,500 that D.M.C. Associates, Inc., Land Surveyors, quoted was a reasonable price, based on his experience. Mr. Bruder added that the funding for the survey could come from the Open Space Trust Fund. Councilman Corigliano commented that he felt it would be advisable to fund the survey with the ordinance for capital improvements in Liberty Park.

Councilman Simpson distributed a sample resolution to the Council appointing D.M.C. for the preparation of a base map of the park, which Attorney Bruder explained as a topographical map. Councilman Corigliano added that it may be advisable to have the landscape architects involved before the map is drawn, in order to include specifications that they may need in order to proceed with the landscape planning. Councilmen Suriano and Smith suggested, respectively, that the Open Space Advisory Committee and DPW should be notified to determine whether they may have input regarding specifications. The resolution and vote on the use of the architect would be deferred to another meeting after more information is gathered.

Councilman Smith had concerns that there is no list of deliverables as to what the \$41,000 proposal would include. Water quality and an estimate for remediation would be essential; as well as perhaps three options for the overall plan at lower, medium, and higher price points. Council concurred that a steering committee would be a good idea in order to keep current with the progress in the renovation. Perhaps a committee of 4 members of the public and the 2 Councilmen on the Property Committee would meet, discuss the progress, and report to the Council. The Liberty Park Association (LPA) would become the Advisory Committee, report to the Council, and the Council would make the decisions.

Councilman Corigliano advised that he had been Property Chair two years ago, and that the renovation of the park discussions had been in process then. He opined that this is taking entirely too long to get the project started. He proposed choosing a landscape architect tonight, and made a motion to hire Carter Van Dyke. Seconded by Councilman Caminiti, all ayes, Councilman Smith abstained. No bidding process would be required as this will be a professional service contract.

**Discussion of refunding bond from 2009**

Councilman Suriano advised the Council that if the 2009 bond is refunded the Borough could save \$15, 000 in acquisition fees which would be charged for issuance of a new bond. That figure could reach \$98,000 over the life of the bond, which would mature in 2029.

A discussion ensued and the Council concurred that with the current 2.3% interest rate, refunding the bond would be beneficial to the Borough. A motion was made by Councilman Lemma, 2<sup>nd</sup> by Councilman Corigliano to refinance the 2009 bond. All ayes, Councilman Smith abstained. CFO Mary Robinson will contact the Bond Attorney, Jason Capizzi, to begin the process.

**Library renovation update and discussion**

Councilman Simpson began the discussion by stating that the Library Advisory Board would like to close the side entrance to the library due to what they report to be crowded conditions in the foyer, issues with staff awareness of how many people are entering the library and other concerns. Steve Kinsey, member of the Library Board (LAB) represented the Board and presented their request to the Council. Additional comments were made by the public including the fact that it is an insurance requirement that an employee with a black seal license (regarding

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the boiler in the building) be present when the building is open. On the evenings when the library is open but there are no municipal meetings, possible overtime for a custodian could be involved.

Council determined that the versatility of two entrances is important, particularly for ingress and egress, and therefore no approval was granted to close the side entrance to the public.

**4. NEW BUSINESS**

**RESOLUTION 101-2017**

**RESOLUTION SUPPORTING ASSEMBLY BILL A-4532 EXEMPTING PERSONAL INFORMATION FROM OPEN PUBLIC RECORDS ACT (OPRA)**

*Mayor/Presiding Officer asks: "Council for Motion and Second to approve Resolution 101-2017"*

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

**RESOLUTION 102-2017**

**RESOLUTION OF THE BOROUGH OF PEAPACK AND GLADSTONE, COUNTY OF SOMERSET, STATE OF NEW JERSEY AUTHORIZING MEMBER PARTICIPATION IN THE HOUSTON-GALVESTON AREA COUNCIL (H-GAC) COOPERATIVE PURCHASING PROGRAM**

*Mayor/Presiding Officer asks: "Council for Motion and Second to approve Resolution 102-2017"*

*Mayor/Presiding Officer asks: "Clerk to take roll call vote."*

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

**RESOLUTION NO. 106-2017**

**RESOLUTION PROVIDING FOR THE INSERTION OF A SPECIAL ITEM OF REVENUE IN THE 2017 BUDGET PURSUANT TO N.J.S.A. 40A:4-87 (CHAPTER 159, P.L. 1948)**

*Mayor/Presiding Officer asks: "Council for Motion and Second to approve Resolution 106-2017"*

*Mayor/Presiding Officer asks: "Clerk to take roll call vote."*

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

**RESOLUTION NO. 107-2017**

**RESOLUTION AMENDING SALARY OF GREGORY SKINNER, POLICE CHIEF**

*Mayor/Presiding Officer asks: "Council for Motion and Second to approve Resolution 107-2017"*

*Mayor/Presiding Officer asks: "Clerk to take roll call vote."*

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

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**RESOLUTION NO. 108-2017**

**RESOLUTION RENEWING ABC LIQUOR LICENSES FOR 2017-18**

*Mayor/Presiding Officer asks: "Council for Motion and Second to approve Resolution 108-2017"*

*Mayor/Presiding Officer asks: "Clerk to take roll call vote."*

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

**RESOLUTION NO. 103-2017**

**RESOLUTION ESTABLISHING AN OUTSIDE OVERTIME FEE FOR SERVICES PROVIDED BY DEPARTMENT OF PUBLIC WORKS EMPLOYEES**

*Mayor/Presiding Officer asks: "Council for Motion and Second to approve Resolution 103-2017"*

*Mayor/Presiding Officer asks: "Clerk to take roll call vote."*

The Council concurred to table this resolution to the next meeting for further discussion.

**RESOLUTION 109-2017**

**AWARD OF CONTRACT- EVALUATION AND ASSESSMENT OF MILLER LANE PUMP STATION**

*Mayor/Presiding Officer asks: "Council for Motion and Second to approve Resolution 109-2017"*

*Mayor/Presiding Officer asks: "Clerk to take roll call vote."*

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

**ORDINANCE INTRODUCTION 1037-2017**

**ORDINANCE AMENDING CHAPTER XI BUILDING AND HOUSING ADDING SUB-CHAPTER VI PROPERTY MAINTENANCE**

*Mayor/Presiding Officer asks: Borough Clerk to read by Title:*

*Mayor asks: "Motion and Second to Introduce Ordinance 1037-2017"*

*Mayor asks: "Clerk for Roll Call Vote for Introducing Ordinance 1037-2017"*

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

*Mayor states that: "Ordinance 1037-2017 is Introduced and shall be published in summary in the Courier News and that the Public Hearing on for said ordinance shall be held on June 27, 2017 at 7:30 pm or shortly thereafter."*

**BOND ORDINANCE INTRODUCTION 1041-2017**

**BOND ORDINANCE PROVIDING FOR VARIOUS CAPITAL IMPROVEMENTS BY THE BOROUGH OF PEAPACK AND GLADSTONE, APPROPRIATING THE AGGREGATE AMOUNT OF \$250,000 THEREFOR AND AUTHORIZING THE**

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**ISSUANCE OF \$238,000 BONDS OR NOTES OF THE BOROUGH TO FINANCE PART OF THE COST THEREOF**

*Mayor/Presiding Officer asks: Borough Clerk to read by Title:*

*Mayor asks: "Motion and Second to Introduce Ordinance 1041-2017"*

*Mayor asks: "Clerk for Roll Call Vote for Introducing Ordinance 1041-2017"*

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

*Mayor states that: "Ordinance 1041-2017 is Introduced and shall be published in summary in the Courier News and that the Public Hearing on for said ordinance shall be held on June 27, 2017 at 7:30 pm or shortly thereafter."*

**5. MISCELLANEOUS DISCUSSION**

**Environmental Commission recommendation regarding LED streetlight conversion**

Councilman Smith was tasked with researching the specifics regarding the possibility of the Borough changing street lamps from sodium vapor, which are currently in use, to LED lights. A Representative from JCP&L, Robert Walton, had made a proposal at a Council meeting this spring for the Borough to make a voluntary conversion of the lighting. Mr. Smith reported to the Council on his findings and those of the Environmental and Green Team members. The sodium vapor lights cast a soft yellow light, which residents are accustomed to, whereas the LED lights are brighter and whiter and could change the environment in an unpleasant manner. The Green Team and the Environmental Commission reviewed the proposal. Since there were no expected cost savings to the Borough, it was determined that no conversion would be made for the foreseeable future. Council concurred.

**Adoption of NJ chapter 48 resolutions**

Councilman Smith advised the Council that the State of New Jersey now recognizes the Borough as a Chapter 48 municipality.

**6. BILL LIST: RESOLUTION 104-2017**

Approval of Bills as signed and listed on the Bill Payment List. **Total Amount: \$188, 873.32**

*Mayor/Presiding Officer asks: "Council if any item needs to be pulled for discussion." If not*

*Mayor/Presiding Officer asks: "Clerk to read the Total Amount of Bills to be Paid"*

*Mayor/Presiding Officer asks: "Council for Motion and Second to approve Resolution 104-2017 payment of bills."*

*Mayor/Presiding Officer asks: "Clerk to take roll call vote."*

**Three items were removed from the bill list for further review, for a revised total of \$187,297.76**

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

**7. 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.

Peggy McFarland, Mendham Road, addressed the Council with concerns regarding the renovations to Liberty Park. With possibly as much as \$500,000 to be dedicated to this project, it does not appear to be a good plan to move forward without a budget in place. This should be seriously considered, as this is taxpayer money to

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be expended. It would be best for the Council to be advised of the exact costs before committing to an architect.

John Sweeney, Farm Cottage Road, stated that there should be a budget set for the park renovation. Open Space has only \$30,000, and if those funds are used to pay for the renovations then any work beyond that limit will come from principle. He would suggest using the bond ordinance for the park project. \$3,500 for a base map is not an exorbitant figure in Mr. Sweeney’s opinion.

There were no further comments from the public.

**8. ADJOURNMENT: 9:34 PM**

*Mayor/Presiding Officer asks if there is any further business.*

*Mayor/Presiding Officer asks for: “Motion and Second to Adjourn.”*

*Mayor/Presiding Officer asks “All in Favor? Opposed?” Meeting Adjourned*

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