

**MINUTES OF THE PEAPACK & GLADSTONE BOROUGH COUNCIL  
JUNE 23, 2015, COUNCIL CHAMBERS 7:30 PM  
REGULAR MEETING**

The Borough Council of the Borough of Peapack & Gladstone, County of Somerset, State of New Jersey, convened in a regular session meeting on Tuesday, June 23, 2015, at 7:30 p.m., in Council Chambers in the Municipal Complex, located at 1 School Street, Peapack, New Jersey 07977.

**NOTICE OF MEETING**

The following statement was read by the Borough Clerk:

Adequate notice of this meeting of the Mayor and Borough Council of the Borough of Peapack & Gladstone was given to the Courier News, Newark Star Ledger and the Bernardsville News on December 25, 2014, was posted at the Municipal Complex, School Street, the Peapack Post Office, Main Street, Peapack & the Gladstone Post Office, Main Street, Gladstone, New Jersey on December 25, 2014, and was mailed on December 25, 2014, to all those people who have requested individual notice and paid the required fee.

**FLAG SALUTE**

Mayor William Muller led the salute to the flag.

**ROLL CALL**

On the call of the roll, the following were present:

William Muller, Mayor  
Gian Paolo Caminiti  
Mark Corigliano  
Gerald J. Gunning (absent)  
T. William Simpson  
Royal Smith  
Anthony Suriano

Also present on the dais were Borough Clerk/Administrator Hector A. Herrera and Borough Attorney John Bruder.

**MINUTES**

Councilman Corigliano made a motion that the reading of the minutes be dispensed with, and the minutes of the regular meeting of June 9, 2015, stand approved, as submitted, by the Borough Clerk, to the Mayor and Borough Council. Councilman Simpson seconded that motion.

On call of the roll, the following vote was cast:

Councilman Caminiti	Aye
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Councilman Corigliano	Aye
Councilman Gunning	Absent
Councilman Simpson	Aye
Councilman Smith	Aye
Councilman Suriano	Aye

**PUBLIC COMMENT FOR NON-AGENDA ITEMS**

No one wished to be heard.

**PRESENTATIONS**

Women’s Association of the Morristown Medical Center (WAMMC) Vice President Prudence Pigott gave a presentation to Council regarding its special use permit application to hold its biennial event called Mansion in May for the benefit of Morristown Medical Center.

Ms. Pigott informed Council the event would be held at the Natirar mansion, located at 2 Main Street, in Peapack, New Jersey. Ms. Pigott’s presentation focused on the logistical aspects of the event and the efforts that WAMMC were taking to minimize any inconvenience to the residents of the Borough, especially those who lived in the vicinity of Natirar. Ms. Pigott provided Council with a site plan for the event; a parking plan that will have visitors park at the United States Equestrian Training Facility; and routes for the shuttles, provided by MMC, that will take visitors from the parking site to the event site.

Ms. Pigott reviewed the dates for the event. She stated daily tours will be held from May 1, 2016, to May 31, 2016. She stated that there would be a few private events in late April including the gala. Council and Ms. Pigott discussed noise mitigation for the gala and another evening for the members of the local school board.

Council informed Ms. Pigott, because the event is scheduled to last for longer than 10 days, as per the Borough Code, as a condition of the Special Use Permit, WAMMC would have to notify all real property owners within 200 feet of Natirar.

Council agreed to hold off on any further discussion about the event until the notice requirement had been satisfied.

Mayor Muller opened the meeting to the public on this topic.

Stephan Yelenik, 1 Main Street, Peapack, stated he was in support of the event although he was concerned about the noise for the evening events. He stated that he was not objecting to the event, however. He stated that he was concerned with night deliveries because of the lights and with possible diesel trucks idling.

Leslie Wilson, 1 Main Street, Peapack, stated she was concerned with the pedestrian safety along the Natirar driveway. Ms. Pigott stated she has already had discussions with Somerset County about this topic and they are looking into different traffic calming measures.

John Kappler gave Council a presentation regarding the Environmental Commission and the Shade Tree Commission. Mr. Kappler reviewed some of the Environmental Commission's activities including the annual stream clean up and their efforts to remove invasive species from Rockabye Meadow Park.

He also provided Council with an update of the Shade Tree Commission. He informed Council about the tree plantings around the Borough. He also discussed the Environmental Commission's proposal to have crossings of the stream in Rockabye Meadow Park.

Mr. Kappler informed Council the Shade Tree Commission recently completed its Forestry Management Plan. He also stated the Commission would like to utilize the Borough website to expand volunteer opportunities and expand the 'Adopt a Tree' program.

**PETITIONS AND COMMUNICATIONS:**

Councilman Corigliano reviewed a canvasser's permit application the Borough received from the Fund for the Public Interest/Environment New Jersey. Council was unsure about this organization's activity and directed Mr. Herrera to contact the organization and have them come before Council to provide more information.

Councilman Corigliano reviewed an application the Borough received from Mountaineers 8u Baseball team for the use of a Borough baseball field for baseball practice. Council was concerned the organization was not open to all Borough residents. Council directed Mr. Herrera to have Recreation Director Diane Becker review the application and report back to Council.

**REPORTS OF BOROUGH OFFICERS FOR THE MONTH OF**

**CHIEF OF POLICE:** May report has been filed with the Borough Clerk.

**CONSTRUCTION OFFICIAL:** No report has been filed with the Borough Clerk.

**ZONING OFFICIAL:** No report has been filed with the Borough Clerk.

**PUBLIC WORKS/SANITARY SEWER:** No report has been filed with the Borough Clerk.

**FIRE CHIEF:** May report has been filed with the Borough Clerk.

**JUDGE:** No report has been filed with the Borough Clerk.

**LIBRARY ADVISORY BOARD:** May 4th minutes have been filed with the Borough Clerk.

**TAX COLLECTOR/CFO:** April & May reports have been filed with the Borough Clerk.

**BOARD OF HEALTH:** April report has been filed with the Borough Clerk.

LAND USE BOARD: No minutes have been filed with the Borough Clerk.

HISTORICAL PRESERVATION COMMISSION: Minutes have not been filed with the Borough Clerk.

ENVIRONMENTAL COMMISSION: Minutes have not been filed with the Borough Clerk.

GREEN TEAM ADVISORY COMMITTEE: No minutes have been filed with the Borough Clerk.

SHADE TREE COMMISSION: No minutes have been filed with the Borough Clerk.

OFFICE OF EMERGENCY MANAGEMENT: No report has been filed with the Borough Clerk.

RECREATION COMMISSION: May 14th minutes have been filed with the Borough Clerk.

OPEN SPACE COMMITTEE: March 16th minutes have been filed with the Borough Clerk.

TRAILS ADVISORY COMMITTEE: April 13th minutes have been filed with the Borough Clerk.

FARMLAND PRESERVATION AND AGRICULTURAL COMMITTEE: No minutes have been filed with the Borough Clerk.

IT ADVISORY COMMITTEE: June 12th, minutes have been filed with the Borough Clerk.

There were no comments on the reports.

## **REPORTS OF COMMITTEES / RESOLUTIONS**

**FINANCE:** *(Suriano/Corigliano)*

A RESOLUTION APPROVING THE AWARD OF A PROFESSIONAL SERVICES CONTRACT TO ROBERT GABRISH, ASSESSOR SERVICES, LLC, 414 RUNYON COURT, FLEMINGTON, NEW JERSEY FOR ASSESSOR SERVICES IN AN AMOUNT NOT TO EXCEED \$7,000

Councilman Suriano reviewed this resolution. Council tabled this resolution to the 7/14/15 Council meeting so that Borough Tax Assessor Ed Kerwin could provide more information about the Borough's tax assessment program.

AWARD OF BID FOR THE COLLECTION OF SOLID & BULK WASTE TO PETER RUBINETTI-PRIVATE HAULER, LLC, P.O. BOX 50, NEW VERNON, NEW JERSEY 07976 FOR THE CONTRACT PRICE OF \$192,600 FOR A CONTRACT TERM OF THREE YEARS BEGINNING JULY 1, 2015 AND ENDING JUNE 30, 2018.

Mr. Herrera reviewed this resolution with Council. He stated the Borough received one bid for the collection of solid & bulk waste, Peter Rubinetti-Private Hauler, LLC, of New Vernon, NJ, who is the current vendor for this service. He stated this is a three-year contract in the amount of \$192,600.

Council asked about the procedure for advertising the bid. Mr. Herrera stated that, in accordance with to Local Public Contracts Law, the bid was advertised in two newspapers, one local and one circulated throughout the State, for 60 days. Although five bid specs were picked up from the Clerk’s officer from potential bidders, only Rubinetti submitted a bid.

Councilman Suriano moved to adopt resolution #095-15. Councilman Smith seconded that motion.

On call of the roll, the following vote was cast:

Councilman Caminiti	Aye
Councilman Corigliano	Aye
Councilman Gunning	Absent
Councilman Simpson	Aye
Councilman Smith	Aye
Councilman Suriano	Aye

Resolution #095-15 was adopted.  
A copy of resolution #095-15 is appended to the official minutes.

SANITATION/SEWER: *(Smith/Caminiti)*  
No report.

BOROUGH PROPERTY: *(Corigliano/Smith)*  
Former Somerset County Public Works Property  
Councilman Corigliano stated he contacted the Somerset County Engineer, Matt Loper, regarding the County’s public works yard on Holland Ave. Mr. Loper informed him that Somerset County that no remediation work had been done on the site because there did not seem to be a clear direction from the County. Mr. Loper advised Councilman Corigliano that Somerset County would move the project forward if the Borough wrote a letter to the County stating that was the Borough’s desire. Council concurred to have Councilman Corigliano submit a letter.

Senior Van  
Councilman Corigliano updated Council on the status of the senior van service. He stated that he and Mr. Herrera met with the Mayor and Administrator in Bedminster to discuss the possibility of a shared service. An agreement was reached that would have Bedminster take over the

service for the Borough for the cost of \$15 per rider per day. The agreement would be revisited at the end of the year. Mr. Herrera will send the resolution and agreement to Mr. Bruder to review and will place the resolution on the 7/14/15 agenda.

Liberty Park Rehabilitation

Councilman Corigliano reviewed the status of developing an ad hoc committee to look into the rehabilitation of Liberty Park. Council discussed what the makeup of the committee should be and what the most effective and efficient manner would be to have the committee move the project along. Mr. Bruder advised the formation of a formal committee like this would have to be approved by Council resolution. A resolution would be prepared for the 7/14/15 Council meeting.

Mayor Muller opened the meeting to Garvin Walsh, of Gladstone, who is leader of the Liberty Park Association. Mr. Walsh stated he did not understand why the Mayor and Council would want to form another committee to take on a lead advisory role for this project when the Liberty Park Association was already organized and willing to take on that role.

Council stated the proposed ad hoc committee could include members of the association and could also provide valuable input to the committee.

Councilman Corigliano made a motion to give the Mayor the authority to decide the makeup of the ad hoc committee. Councilman Suriano seconded that motion.

On call of the roll, the following vote was cast:

Councilman Caminiti	Aye
Councilman Corigliano	Aye
Councilman Gunning	Absent
Councilman Simpson	No
Councilman Smith	Aye
Councilman Suriano	Aye

Twin Boroughs Tennis Association

Joan Siegel, 18 Highland Ave, Peapack, reviewed the request on behalf of the Twin Boroughs Tennis Association to organize tennis activities at the new tennis courts at Komline Park. The proposal would have the association coordinate tennis matches between members of the association, which would be open to everyone in the Borough by having a court reservation system.

Council stated a reservation system might conflict with the Green Acres rules and regulations that govern the use of the facilities. Ms. Siegel stated the system would only be used for one court and the other court would be open to the public.

Council asked the association to come back before Council when it drafted a formal proposal.

Rebecca Trelston, 7 Apgar Ave, Gladstone, stated she was concerned with parking in the area. She stated there are only 16 parking spaces for the park. If the events such as tournaments became very popular, parking could become an issue. Council stated that if/when the association holds events like tournaments, it would have to come before Council for a permit. During the permitting process, issues like parking would be addressed.

#### Auction of Komline House

Mr. Bruder discussed the negotiation of the contract with Max Spann R.E. & Auction Company (Max Spann) for its services to auction the Komline House. Mr. Bruder stated he discussed Council's proposed amendments for the draft contract with Max Spann. He stated Max Spann was not receptive to the elimination of the \$6,500 fee for marketing costs the Borough would have to pay if the property was not sold. Max Spann asked that Council reconsider this amendment to the draft contract.

Council was in consensus stated it was not open to reconsidering.

Mr. Bruder stated he discussed with Max Spann the setting of a minimum bid price for the auction. Max Spann strongly recommended against setting a minimum bid. Council was in consensus to keep a minimum bid.

Mr. Bruder stated he was still working on subdividing the property from the rest of the park. Council Corigliano stated easement agreement still needed to be drafted.

#### Website Launch

Councilman Corigliano stated the new website was almost ready to go live. He stated he would be providing Council with the address of the draft site so they could review it. He asked that Council provide its feedback to him within a week.

#### FIRE/ INFORMATION SYSTEMS: (Simpson/Gunning)

##### Discussion of Firehose Replacement

Peapack & Gladstone Fire Department Fire Chief John Seebach and Council discussed the need to replace approximately 1,000 feet of firehose. He stated the cost is \$6,800 and the department needs \$3,300 to pay for it. Council asked Chief Seebach to provide Council with a list of items the Fire Department needs so it Council could decide how to pay for it.

#### POLICE: (Gunning/Suriano)

No report.

#### ROADS/TRANSPORTATION: (Caminiti/Simpson)

No report.

LEGAL: (John E. Bruder, Esq.)  
No report.

**MISCELLANEOUS COUNCIL BUSINESS**

Council directed Mr. Herrera to work with OEM Coordinator Kingsley Hill to schedule the Incident Commands Systems 402 training for Council.

Councilman Corigliano acknowledged the receipt of the report from the New Jersey Conservation Foundation.

Mr. Herrera stated for the record that Council had received the 2014 Audit.

**PUBLIC COMMENT**

Ruth Williams, Highland Ave, stated the Land Use Board adopted the Master Plan Reexamination Report in January and there had not been any Council action. She asked that Council set some deadlines to get an ordinance drafted and introduced, at least for the recommendation to have the conditional permitted uses removed from the RR5 and RE Zones. She asked that this ordinance be placed on the 7/14/15 Council meeting agenda.

Councilman Suriano stated there was more to consider than just that one ordinance.

Ms. Williams stated she will send a draft ordinance to Mr. Bruder for his review in an effort to move the process along.

Ms. Williams stated she was aware there was a Special Joint Meeting of the Borough Council and Land Use Board to discuss a proposed settlement to the litigation. Ms. Williams stated she felt it was outrageous Matheny had not provided its neighbors with the proposed settlement.

No one else wished to be heard.

**AUDITING OF CLAIMS:**

Councilman Corigliano motioned that the payment of Interim Claims be approved and that all vouchers submitted this date, as per voucher list, be paid after proper audit. Councilman Smith seconded that motion.

On call of the roll the following vote was cast:

Councilman Caminiti	Aye
Councilman Corigliano	Aye
Councilman Gunning	Absent



Councilman Simpson	Aye
Councilman Smith	Aye
Councilman Suriano	Aye

**ADJOURNMENT**

On the motion of Councilman Suriano, second by Councilman Gunning, the meeting adjourned at 12:09 a.m.

APPROVED:

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HECTOR HERRERA  
BOROUGH CLERK

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WILLIAM MULLER  
MAYOR

**BOROUGH OF PEAPACK & GLADSTONE**

**RESOLUTION NO. 095-15**

AWARD OF BID FOR THE COLLECTION OF SOLID & BULK WASTE TO PETER RUBINETTI-PRIVATE HAULER, LLC, P.O. BOX 50, NEW VERNON, NEW JERSEY 07976 FOR THE CONTRACT PRICE OF \$192,600 FOR A CONTRACT TERM OF THREE YEARS BEGINNING JULY 1, 2015 AND ENDING JUNE 30, 2018.

WHEREAS, the Borough of Peapack & Gladstone received the following bid on Tuesday, June 9, 2015, at 10 a.m. for the collection of solid & bulk waste; and

<b>BIDDER NAME</b>	<b>TOTAL BID AMOUNT</b>
PETER RUBINETTI-PRIVATE HAULER, LLC, NEW VERNON, NJ	<b>\$192,600</b>

WHEREAS, it is the combined recommendations of the Borough Administrator and the Borough Superintendent of Public Works and to award the contract to Peter Rubinetti-Private Hauler, LLC, P.O. Box 50, New Vernon, New Jersey 07976, in the amount of \$192,000; and

WHEREAS, a certification affirming the availability of funds in accordance with N.J.A.C. 5:34-5.1 et seq. has been provided by the Director of Finance and is attached hereto and made a part hereof, indicating that the appropriation for the within expenditure is to be funded from the 2015 Budget Current Account; and

NOW, THEREFORE BE IT RESOLVED, by the Mayor and Borough Council of the Borough of Peapack and Gladstone, County of Somerset, State of New Jersey that the contract be awarded to Peter Rubinetti-Private Hauler, LLC, P.O. Box 50, New Vernon, New Jersey 07976 in the amount of \$192,600 in accordance with the terms of the contract.

BE IT FURTHER RESOLVED that the Mayor and Borough Clerk are hereby authorized to sign any and all documents for said contract.

<b>Introduced</b>	<b>Seconded</b>	<b>Borough Council</b>	<b>Aye</b>	<b>Nay</b>	<b>Abstain</b>	<b>Absent</b>
		Gian-Paolo Caminiti	X			
		Mark Corigliano	X			
		Gerald Gunning				X
		T. William Simpson	X			
	X	Royal Smith	X			
X		Anthony Suriano	X			

Adopted: June 23, 2015