



**MAYOR & COUNCIL  
THE BOROUGH OF PEAPACK & GLADSTONE  
BOROUGH COUNCIL MEETING MINUTES  
MAY 22, 2018**

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The regular meeting of the Mayor and Council of the Borough of Peapack & Gladstone was held on Tuesday, May 22, 2018 at the Municipal Complex, 1 School Street, Peapack, New Jersey and began at 7:01 p.m.

Mayor Muller called the meeting to order. Borough Clerk Nancy A. Bretzger read the Sunshine Notice "Pursuant to the Open Public Meetings Act, Adequate notice of 2018 Meeting Dates was published in the Courier News and Bernardsville News on December 28, 2017, and posted at the Municipal Complex and the Borough Library. Action may be taken."

Mayor Muller led the Pledge of Allegiance.

Roll Call indicated the following present: Mayor Muller, Councilman Caminiti, Council President Corigliano, Councilwoman Dietrich, Councilman Lemma, Councilman Simpson, Councilman Smith

Also present were: Christopher Tietjen, Assistant Administrator, Mr. John Bruder, Esq., Borough Attorney and Nancy A. Bretzger, Borough Clerk

**EXECUTIVE SESSION**

**Resolution No. 111-18** – Authorization for Executive Session for Certified Specified Purposes – (1) Personnel – Construction Department (2) Contract Negotiations – NJ Conservation – Tucker Farm, Willow Road (3) Litigation – Gill St. Bernards was read. Motion was made by Councilman Caminiti, seconded by Councilwoman Dietrich. Said motion was carried unanimously.

Public Meeting reconvened at 7:30 p.m.

**PUBLIC COMMENTS – 5 MINUTES PER PERSON – NON-AGENDA ITEMS**

Mayor Muller asked if any member of the public wish to speak about non-agenda items.

Ken Tiger – St. Johns Drive – Mr. Tiger stated that at the left end of St. Johns Drive there is brush that needs to be cleared because it is causing limited sight for drivers. Councilman Smith answered that Mr. Price, the borough's zoning official, picked up brush and will identify the owner to have them complete the work. Mr. Tiger stated that the owner of the property is the Sisters of St. John the Baptist and insisted that something be done at this time regarding the clearing of the road for safety reasons.

**MINUTES**

Mayor Muller asked if there was a motion and second to accept the Special Budget Meeting minutes of March 8, 2018. Councilman Smith motioned to accept the minutes, seconded by Councilman Simpson. Said motion was passed unanimously.

Mayor Muller asked if there was a motion and second to accept the Regular Meeting minutes of March 13, 2018. Councilman Simpson motioned to accept the minutes, seconded by Councilman Lemma. Said motion was passed unanimously.



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**ORDINANCES**

Mayor Muller asked for a motion and second to open the Public Hearing for **Ordinance 1055-2018** – An Ordinance Appropriating Certain Monies Held by the Borough of Peapack & Gladstone for Improvements to Administrative Offices, Purchase of Police Equipment and DPW Equipment.

Councilman Lemma moved to open the Public Hearing for **Ordinance 1055-2018** – An Ordinance Appropriating Certain Monies Held by the Borough of Peapack & Gladstone for Improvements to Administrative Offices, Purchase of Police Equipment and DPW Equipment, seconded by Councilman Simpson. Said motion was carried unanimously.

Council President Corigliano stated that the money is coming from the capital improvement fund.

No one from the public came forward

Council President Corigliano moved to close the Public Hearing for **Ordinance 1055-2018** – An Ordinance Appropriating Certain Monies Held by the Borough of Peapack & Gladstone for Improvements to Administrative Offices, Purchase of Police Equipment and DPW Equipment, seconded by Councilman Lemma. Said motion was carried unanimously.

Councilman Lemma moved to Adopt **Ordinance 1055-2018** – An Ordinance Appropriating Certain Monies Held by the Borough of Peapack & Gladstone for Improvements to Administrative Offices, Purchase of Police Equipment and DPW Equipment, seconded by Councilwoman Dietrich. Said motion was carried unanimously.

Mayor Muller asked for a motion and second to Table **Ordinance 1050-2018** – An Ordinance Amending Portions of Chapter XXIII, Article IV, Titled “Land Development Ordinance” of the Revised General Ordinances of the Borough of Peapack and Gladstone Permitting a Residential Housing Community on Certain Lands in the ORL and RR-5 Zoning Districts. Councilman Simpson moved to Table **Ordinance 1050-2018**, seconded by Councilman Caminiti. Said motion was carried unanimously. Mayor Muller stated that **Ordinance 1050-2018** has been tabled and there will be no discussion on this Ordinance.

Mayor Muller introduced **Ordinance 1059-2018** – An Ordinance Amending Portions of Chapter XXIII, Article IV, Titled “Land Development Ordinance” of the Revised General Ordinances of the Borough of Peapack and Gladstone Permitting a Residential Housing Community on Certain Lands in the ORL and RR-5 Zoning Districts. Councilman Caminiti moved to pass the Ordinance at first reading, seconded by Council President Corigliano.

Council proceeded to have a discussion about **Ordinance 1059-2018**. Councilman Smith stated that wording in this Ordinance is unclear and that it needs additional review. Mr. Bruder stated that this is usually not a discussion until the hearing of the Ordinance so that the public is included. Mayor Muller asked if any changes to the Ordinance can be made by council before the hearing. Mr. Bruder said that if there are substantive changes to wording it would have to be reintroduced. Council President Corigliano stated that there has to be a mixture of affordable housing and that the state statute sets the developers’ requirements. Councilman Simpson states that he has a problem that he did not receive the Ordinance until late Friday afternoon and feels that it is a serious matter that needs to be tabled and



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reintroduced to allow more review. Council President Corigliano will take comments through next Wednesday from council members and put them in one email to Roger Thomas and John Szabo.

Councilman Smith motioned that **Ordinance 1059-2018** be tabled; Councilwoman Dietrich seconded the motion.

**OLD BUSINESS**

Councilman Smith spoke about the traffic accident involving a pedestrian by Cocoluxe. He would like to reach out to the County to get some help for some traffic control at that intersection.

**NEW BUSINESS**

Councilman Smith stated he along with everyone in the borough received a postcard in the mail regarding NJ American Water's potential 12.3% rate increase in water and waste water charges which he is upset about. Councilman Smith said that NJ American Water has an agreement with the borough on a five-year rate moratorium. He wants to make sure that the Administrator will ensure this is adhered to. Mr. Bruder would like to send a letter in response to the postcards to NJ American Water.

Council President Corigliano spoke about the power outages in town the preceding week caused by heavy rain. He stated that he and Councilwoman Dietrich are meeting with Rob Walton next week to discuss these.

**MISCELLANEOUS DISCUSSION/APPROVALS**

None.

**RESOLUTIONS**

Mayor Muller asked if **Resolutions 112-18 through 117-18** could be considered as a consent agenda this one time. Motion to approve these was made by Councilman Smith, seconded by Councilwoman Dietrich. Said motion was passed unanimously.

**Resolution No. 112-18** – Resolution Accepting a Retirement Letter from James A. Fania Construction Official, Building Subcode Official.

**Resolution No 113-18** Resolution Allowing Essex Fox Hounds to Hang Banner over Main Street from Monday, October 1, 2018 through Monday, October 15, 2018 for Essex Masters' Chase.

**Resolution No 114-18** Authorizing Borough Police Department to Participate in Somerset County Click It or Ticket Mobilization of May 21 – June 3, 2018.

**Resolution No. 115-18** Authorizing Borough Police Department to Participate in Somerset County Driving While Intoxicated Enforcement Between May 25-29, 2018.

**Resolution No. 116-18** Resolution Providing for the Insertion of a Special Item of Revenue in the 2018 Budget for the Click It or Ticket Enforcement Grant Pursuant to N.J.S.A. 40A:4-87 (Chapter 159, P.L. 1948).



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**Resolution No. 117-18** Resolution Providing for the Insertion of a Special Item of Revenue in the 2018 Budget for the Driving While Intoxicated Enforcement Grant Pursuant to N.J.S.A. 40A:4-87 (Chapter 159, P.L. 1948).

**BILLS LIST**

**Resolution No. 118-18** Approval of Bills as signed and listed on the Bill Payment List in the amount of \$676,685.56 was read. Motioned by Councilwoman Dietrich, seconded by Councilman Lemma. Said motion was passed unanimously.

**COUNCIL REPORTS**

Finance – Council President Corigliano stated that he has nothing for update this month.

Sanitation & Sewer – Councilwoman Dietrich stated we have the sewer agreement in draft form and will be working with Bedminster to finalize.

Borough Property – Councilman Caminiti stated that the Liberty Pond Park project is on track. Green Acres has been notified about outstanding paperwork. He also brought up bundling solar with the roofing project. He has information on what the borough consumes and pays and stated that we can expect a significant savings. There should be an update by the next meeting. The Letter of Interpretation for Liberty Pond Park has not been received yet from the NJDEP, which will dictate what development is allowed. Councilwoman Dietrich asked about the Scout cabin.

Fire – Councilman Simpson stated the Fire Chief, Mr. Fagan, is out on a leave of absence. Mr. Hill said that Mr. McDermott, the ex-Chief, has stepped in temporarily. Mr. Hill discussed a fatal accident on Rt. 206 in April in Bedminster where two workmen fell into a pond and one did not survive. Three police officers, one from our borough, went in the water to attempt to find the missing individual; Bedminster's swift water team responded; and the prosecutor's office and Somerset Rescue found the body. Mr. Hill said it is important to note that things do happen here and that the training they do allowed them to respond as effectively as possible.

Police & Information Systems – Councilman Lemma stated that interviews are ongoing for the police officer position. He added that we have completed our side of the PBA contract and are waiting for their response, which will hopefully be ready by the next meeting. Mayor Muller asked if the police department is operating effectively with one less person.

Roads & Transportation – Councilman Smith reported that there is a big slate of work this year that includes ten roads and sidewalks projects. The public hearing for the monies to complete the project is on June 12. He and Councilwoman Dietrich have traveled to look at each work site to make sure that the flow of traffic and safety are considered when the work is underway. Councilwoman Dietrich confirmed that the trips to different sites and discussions with residents were helpful in order to make recommendations. She said that one idea being considered is adding cross walks to help slow down the traffic. Councilman Smith said that they will work with the County and present their recommendations to the council. Council discussed the pedestrian who was hit by a car recently on Main Street.



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Zoning & Construction - Mayor Muller stated that Jim Fania is retiring and he wants to wish him well. The borough is looking for a replacement.

Legal – Mr. Bruder reported that the lease for Park House is scheduled to be signed in June. He brought up ideas on how the council can deal with the possible legalization of marijuana.

Administrator's Report – Mr. Tietjen reminded council that the borough administrative office's summer hours are 8 to 4:30 on Mondays to Thursdays and 8 to 12 on Fridays through Labor Day. He reported that seven of the eight properties on Willow Ave. have signed on for natural gas installation and when the eighth property has signed on the work can begin to be scheduled. Bill Ryden, the borough engineer, has submitted construction plans to the state for approval for Mosle Road. There is no update regarding installation of natural gas on Holland Ave.

Mayor's Report – Mayor Muller extended well wishes to those involved in the pedestrian accident. He also brought up power outages and tree trimming and stated that this is a state-wide issue.

**PUBLIC COMMENTS – 3 MINUTES PER PERSON – AGENDA ITEMS ONLY**

Sama Habibi - 8 Mosle Road - Ms. Habibi brought up the pedestrian accident that happened the other day. She brought up Basking Ridge, which has a very narrow downtown with a sign in the middle of the cross walk, along with other municipalities that have good markings on crosswalks. She believes that with summer approaching there will be more people walking and bicycle riding around town and the roads need to be safe. Councilman Smith said that they are taking roads safety very seriously and that the roads committee will be putting a package together to present to the County.

Kingsley Hill - Brookside Drive, Gladstone - Mr. Hill wanted to add to the crosswalk discussion. He agreed that people drive too fast and that it's hard to see people in crosswalks. He has observed people coming out of Cocoluxe and not paying attention when they are walking across the street and said maybe there needs to be a sign for pedestrians saying that they need to look when they cross the street.

Karen Murphy - Bedminster resident - Ms. Murphy is with Essex Fox Hounds and since Mr. Fania is retiring she wants to know who will give them a CO when their power is restored.

John Skinner - 20 Pottersville Road - Mr. Skinner brought up traffic issues in town and said that he wanted to remind everyone that when cars go through town they may stop at local businesses and we don't want to discourage this as we're making recommendations on what to do to slow down or reduce traffic.

**EXECUTIVE SESSION**

**Resolution No. 111-18** – Authorization for Executive Session for Certified Specified Purposes – Personnel was read. Motion was made by Councilman Smith, seconded by Councilwoman Dietrich. Said motion was carried unanimously.

Public Meeting reconvened at 9:15 p.m.



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There being no other matters to be addressed by the Governing Body at this time, a motion was made by Councilman Smith, seconded by Councilwoman Dietrich, that this meeting be adjourned at 9:17 p.m. This motion was carried unanimously.

Respectfully Submitted,

A handwritten signature in cursive script that reads "Nancy A. Bretzger".

Nancy A. Bretzger, Borough Clerk