



**MAYOR & COUNCIL
THE BOROUGH OF PEAPACK & GLADSTONE,
BOROUGH COUNCIL MEETING MINUTES
JUNE 12, 2018**



The regular meeting of the Mayor and Council of the Borough of Peapack & Gladstone was held on Tuesday, June 12, 2018 at the Municipal Complex, 1 School Street, Peapack, New Jersey and began at 7:02 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:

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. 119-18 – Authorization for Executive Session for Certified Specified Purposes – Personnel – Zoning Officer was read. Motion was made by Council President Corigliano, seconded by Councilman Caminiti. Said motion was carried unanimously.

Public Meeting reconvened at 7:30 p.m.

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

Mayor asked if anyone from the public to come forward.

Peggy McFarland – 50 Mendham Road, Gladstone – Ms. McFarland is here regarding a letter she received from the zoning officer about a property maintenance ordinance. She stated that she is upset about the notice. She called the office and had to leave her name and number so she does not know the specifics of the problem. She is concerned that this is not how it was supposed to work. She was on vacation and does not feel that she should have been a subject of this ordinance. Mr. Bruder suggested that she should start by speaking with the zoning officer because Council didn't issue the notice. She wants a report back from Council on what sort of problems are being addressed by this ordinance since it was passed. Mayor Muller stated that he would speak to the zoning officer about other infractions and get back to her.

Kenneth Tiger – St. Johns Drive – Mr. Tiger stated that he is again complaining about the line of sight issue on St. Johns Drive and Mosle Road. Councilman Smith stated that someone has moved the pile back but Mr. Tiger responded that he does not think that this resolves the problem. Councilman Smith



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stated that he will speak to the zoning officer. Mr. Tiger said the owner, the Sisters of St. Johns, is doing absolutely nothing about the road and hopefully the property will be sold in the next month or so.

MINUTES

Mayor Muller asked if there was a motion and second to accept the Executive Session minutes of March 8, 2018. Councilman Caminiti motioned to accept the minutes, seconded by Councilwoman Dietrich. Said motion was passed unanimously.

Mayor Muller asked if there was a motion and second to accept the Regular Meeting minutes of March 27, 2018. Councilman Simpson motioned to accept the minutes, seconded by Councilman Lemma. Said motion was passed unanimously.

Mayor Muller asked if there was a motion and second to accept the Regular Meeting minutes of April 10, 2018. Councilman Smith motioned to accept the minutes, seconded by Councilwoman Dietrich. Said motion was passed with five "yes" votes and with Councilman Lemma abstaining.

ORDINANCES

Mayor Muller asked for a motion and second to open the Public Hearing for **Ordinance 1056-2018** – An Ordinance Amending Chapter VII, Titled "Traffic" of the Revised General Ordinances Subsection 7.11, Titled "Parking Time Limited on Certain Streets".

Councilman Smith moved to open the Public Hearing for **Ordinance 1056-2018** – An Ordinance Amending Chapter VII, Titled "Traffic" of the Revised General Ordinances Subsection 7.11, Titled "Parking Time Limited on Certain Streets", seconded by Councilman Lemma. Said motion was carried unanimously.

Mayor stated that this ordinance changes the 20 minute parking to 2 hours near the corner of Pottersville Road and Main Street.

Councilman Lemma moved to close the Public Hearing for **Ordinance 1056-2018** An Ordinance Amending Chapter VII, Titled "Traffic" of the Revised General Ordinances Subsection 7.11, Titled "Parking Time Limited on Certain Streets", seconded by Councilwoman Dietrich. Said motion was carried unanimously.

Councilman Simpson moved to Adopt **Ordinance 1056-2018** – An Ordinance Amending Chapter VII, Titled "Traffic" of the Revised General Ordinances Subsection 7.11, Titled "Parking Time Limited on Certain Streets", seconded by Councilwoman Dietrich. Said motion was carried unanimously

Mayor Muller asked for a motion and second to open the Public Hearing for **Ordinance 1057-2018** – Bond Ordinance Providing for Various Road and Sidewalk Improvements in and by the Borough of Peapack & Gladstone, in the County of Somerset, New Jersey, Appropriating \$476,000 Therefor and Authorizing the Issuance of \$254,000 Bonds or Notes of the Borough to Finance Part of the Cost Thereof

Councilman Smith moved to open the Public Hearing for **Ordinance 1057-2018** – Bond Ordinance Providing for Various Road and Sidewalk Improvements in and by the Borough of Peapack & Gladstone,



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in the County of Somerset, New Jersey, Appropriating \$476,000 Therefor and Authorizing the Issuance of \$254,000 Bonds or Notes of the Borough to Finance Part of the Cost Thereof, seconded by Council President Corigliano. Said motion was carried unanimously.

Councilman Smith explained that this ordinance is to pave nine borough roads to improve safety. This process is estimated to begin in July and end in August. Another part of the ordinance was to construct a sidewalk on Holland Ave. between Maple and the train station. Councilman Smith stated that part will have to be delayed because the construction estimate came in much higher than expected and he is looking into getting DOT grant money for this.

Councilman Caminiti moved to close the Public Hearing for **Ordinance 1057-2018** Bond Ordinance Providing for Various Road and Sidewalk Improvements in and by the Borough of Peapack & Gladstone, in the County of Somerset, New Jersey, Appropriating \$476,000 Therefor and Authorizing the Issuance of \$254,000 Bonds or Notes of the Borough to Finance Part of the Cost Thereof, seconded by Council President Corigliano. Said motion was carried unanimously.

Councilman Smith moved to Adopt **Ordinance 1057-2018** – Bond Ordinance Providing for Various Road and Sidewalk Improvements in and by the Borough of Peapack & Gladstone, in the County of Somerset, New Jersey, Appropriating \$476,000 Therefor and Authorizing the Issuance of \$254,000 Bonds or Notes of the Borough to Finance Part of the Cost Thereof, seconded by Councilwoman Dietrich. Said motion was carried unanimously

Mayor Muller asked for a motion and second to open the Public Hearing for **Ordinance 1058-2018** – An Ordinance Appropriating Certain Monies Held by the Borough of Peapack & Gladstone for the Restoration of Curbing on Various Streets within the Borough

Councilman Smith moved to open the Public Hearing for **Ordinance 1058-2018** – An Ordinance Appropriating Certain Monies Held by the Borough of Peapack & Gladstone for the Restoration of Curbing on Various Streets within the Borough, seconded by Councilman Lemma. Said motion was carried unanimously.

Councilman Smith explained that the ordinance does not require any outside financing and needs to be completed before the road paving that is addressed in the previous ordinance. It is for Belgium block curbing in the Brook Hollow area of town.

Councilman Simpson moved to close the Public Hearing for **Ordinance 1058-2018** - An Ordinance Appropriating Certain Monies Held by the Borough of Peapack & Gladstone for the Restoration of Curbing on Various Streets within the Borough, seconded by Councilwoman Dietrich. Said motion was carried unanimously.

Councilman Simpson moved to Adopt **Ordinance 1058-2018** – An Ordinance Appropriating Certain Monies Held by the Borough of Peapack & Gladstone for the Restoration of Curbing on Various Streets within the Borough, seconded by Councilman Smith. Said motion was carried unanimously

Mayor Muller introduced **Ordinance 1060-2018** – An Ordinance Amending Chapter XXIII, Titled "Land Development Volume" of the Revised General Ordinances Article III, Titled "Development Procedures"



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Section 25 Titled " Application Requirements", Subsection 25.1 Titled "Content", Subsection 25.3 Titled "Additional Information", Subsection 26, Titled "Informal Review", Subsection 33.5 Titled "Variance Checklist". Councilwoman Dietrich moved to pass the Ordinance at first reading, seconded by Councilman Caminiti. Said motion was carried unanimously. Mayor Muller stated that **Ordinance 1060-2018** is introduced and shall be published in summary in the Bernardsville News and the Public Hearing for said Ordinance shall be held on July 24, 2018 at 7:30pm or shortly thereafter.

Council President Corigliano stated that this ordinance will reduce the amount of paperwork and blueprints that applicants must submit and allow the LUB to become more digital, both in the distribution of materials to the members, but also for filing purposes.

Mayor Muller introduced **Ordinance 1061-2018** – An Ordinance to Set the Compensation of the Mayor, Borough Council Members, Department Heads and Municipal Employees. Councilman Simpson moved to pass the Ordinance at first reading, seconded by Councilwoman Dietrich. Said motion was carried unanimously. Mayor Muller stated that Ordinance 1061-2018 is introduced and shall be published in summary in the Bernardsville News and the Public Hearing for said Ordinance shall be held on July 24, 2018 at 7:30pm or shortly thereafter.

Councilman Smith stated there was a change to the ordinance that addresses the need to add an assistant to the finance officer.

OLD BUSINESS

Green Acres Grant for the Pond at Liberty Park – Councilman Smith explained that we have worked with a land conservation provider and the borough was granted \$101,000 grant from Green Acres. The borough was required to produce an environmental assessment report to Green Acres for their review. The borough removed the dentist's office from the recreation and open space inventory list and now the borough will receive and sign a project agreement letter and the grant will be good to go.

Safety Concerns for County Roads within the Borough – Councilman Smith said he, Councilwoman Dietrich, and Officer Dierks Sheasley (the police department's road specialist) looked at all the roads that are included in the repaving projects this summer and made a list of safety problems. Since many of the roads in the town are either county roads or abut county roads, Councilman Smith called the County roads' head and he and Councilwoman Dietrich will go speak with the County about improving the safety of our roads. The county will do an immediate evaluation of the intersection at Willow and Main St. where there was a recent pedestrian-car accident and make improvement recommendations.

NEW BUSINESS

JCP&L Transmission Forest Aerial Patrols – scheduled for July 6 to 10, 2018 – This discussion was moved ahead of other new business. Councilman Smith stated that there have been several discussions over the last few years regarding power outages caused by tree interference with power lines. He wants people to be aware that this will involve a black helicopter flying at low altitude during this time period.

JCP&L Meeting Report with Liaison Rob Walton - Council President Corigliano and Councilwoman Dietrich met with Mr. Walton to discuss concerns about improving power reliability. Mr. Walton stated



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JCP&L are only allowed to trim a 15-foot radius from the power lines. Council President Corigliano reported that we can do an ordinance to change this as many outages are caused by trees on lines. Mr. Walton will get back to us with information on how other towns worded ordinances that have allowed ground to sky clearance or an increased trimming radius. Council President Corigliano said that they also discussed the fact that many poles look unsightly. Mr. Walton noted that JCP&L lines are the highest line on the poles and other lines are from other utilities. He also noted that only about half of the poles belong to JCP&L. The borough can get the number off of the pole and submit to Mr. Walton and he will have someone look into complaints. Councilwoman Dietrich reported that there is a request from a resident for street lighting on Brook Hollow and for one street light on the Cedar cul-de-sac. Mayor Muller stated that you should consult with the Environmental Commission because they may want to eliminate street lighting. Council President Corigliano said that they asked Mr. Walton who the borough needs to talk to about the other wires and Mr. Walton has spoken with Verizon, who handles both cable and telephone, and they will be out to look at the wires to be cleaned up. Council President Corigliano stated that JCP&L will do a presentation about power outages in the future for the community. Council President Corigliano stated they also asked if JCP&L would be willing to make a contribution to improve the look of street lighting in town. He needs council input on light fixtures called colonial lights that JCP&L would do for free to replace current lights in the downtown area (on Main Street, Mendham Rd. and up part of Willow likely). Councilwoman Dietrich brought up that Bernardsville is including their emergency services in robust sessions on storm preparedness and that we may want to bring some of their ideas to the next meeting with Mr. Walton.

Letter of Interpretation (LOI) of the Pond at Liberty Park – Councilman Smith explained that before the Borough can proceed with the design process, the LOI from the DEP is required and dictates what changes we can make to the park. He stated that we have the LOI. Councilman Smith showed the map and identified where wetlands are on the property. He explained that it was a surprise to us that two areas have been declared as exceptional resource value and practically no development can take place in a 150-foot radius, one in the southeast corner where there is a pile of concrete, junk and a drain and in the northwest corner where there's a ditch that came from the old sluice gate. This designation will affect potential improvements and Princeton Hydro has indicated that we should appeal this, which has to be done within 30 days. Councilman Smith stated that the park designer, Carter Vandyke & Associates, is ready to proceed and would start with the initial design working around those areas. Mr. Vandyke would like to have a two-hour kick-off meeting the first meeting in September with the public attending, if council concurs. A second public meeting will be scheduled approximately two months later with three design proposals and costs ready to be considered, with the final proposed design ready next spring. Councilman Smith noted that next June is the 100th anniversary for the ground-breaking of the original Liberty Park and he wants to have the ground-breaking for the new park on that anniversary. Councilman Simpson asked about proceeding with the appeal not resolved and Councilman Smith stated that Vandyke has said he can work with that being considered.

Councilman Smith discussed the water quality issue in the pond. Vandyke has partnered with Princeton Hydro to come up with a plan for sustainable water quality in the pond. He noted that the emerald ash borer has been found in some trees in the park and they need to remove the trees to prevent spreading.

Creation of PG Volunteer Committee – Councilman Simpson would like to create another borough committee with members appointed by the mayor that is responsible for finding volunteers to help residents with various needs. Councilman Simpson and Councilwoman Dietrich, along with Michael



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Madelone from DPW, want this to get off the ground. Councilwoman Dietrich said that currently volunteers work informally and they want to give the youth in town a chance to do community service in addition to middle-aged and retired people who want to get involved and help out. The committee would reach out to people to see if they will help out.

Michael Madelone – 111 Main Street – Mr. Madelone stated he knows that there are many volunteers in town who do good things but there are services that aren't addressed and he thinks people working through the borough is a good way to do this.

Mayor Muller asked why this should be a formal committee endorsed by the council. Councilman Simpson stated that it gives them legitimacy and brought up how the recreation committee was formed in the same way, where activities were going on informally. Council President Corigliano suggested that maybe this should be an independent committee with support of the town. Mayor Muller brought up the issue of liability with Mr. Bruder stating there is some concern regarding the liability. Mr. Tietjen will speak with the risk manager and find out what kind of insurance concerns there are. The council thanked Mr. Madelone for his idea.

RESOLUTIONS

Resolution No. 120-18 – Resolution Authorizing Side Letter Agreement Between Borough of Peapack & Gladstone and Sergeant Stephen Ferrante, Officer in Charge was read. Motion was made by Councilman Simpson, seconded by Council President Corigliano. Said motion was passed unanimously.

Resolution No. 121-18 – Resolution Allowing the Pottersville Volunteer Fire Company to Display Banner on the Corner of Route 206 and Pottersville Road from Saturday July 7, 2018 to Sunday, July 29, 2018 for Pottersville Antique Show was read. Motion was made by Councilman Caminiti, seconded by Councilman Simpson. Said motion was passed unanimously.

Resolution No. 122-18 – Resolution Accepting a Retirement Letter from Theresa Kelly was read. Motion was made by Councilman Smith, seconded by Councilman Caminiti. Said motion was passed unanimously. Council President Corigliano stated that everyone wishes her well and extend a big thank you for all of the work that she has done.

Resolution No. 123-18 Authorization to Hire Frank LaGuarina as Construction Official and Building Sub-Code Official was read. Motion was made by Councilman Smith, seconded by Councilman Simpson. Said motion was passed unanimously. Mr. LaGuarina has replaced Jim Fania, who retired on May 31.

Resolution No. 124-18 Resolution for Renewal of Plenary Retail Consumption, Distribution and Club Liquor Licenses for the Period of July 1, 2018 to June 30, 2019 was read. Motion was made by Councilman Simpson, seconded by Councilman Caminiti. Said motion was passed unanimously.

Resolution No. 125-18 Resolution Allowing the Peapack & Gladstone Volunteer Fire Department to Hang Banner over Main Street from Saturday, September 1, 2018 to Sunday, September 30, 2018 for Annual Car Show on Saturday, September 29, 2018 was read. This resolution was tabled because there is a request from St. Luke's to hang a banner that partially conflicts with the fire department dates.

Resolution No. 126-18 Appointing Donelle DeCouto as Assistant to the Finance Officer for the Borough of Peapack & Gladstone was read. Motion was made by Councilman Smith, seconded by Councilman Caminiti. Said motion was passed unanimously.

Resolution No. 127-18 Resolution to Enter Into an Agreement with Princeton Hydro for the Purpose of Appealing the Letter of Interpretation (LOI) from the New Jersey Department of Environmental Protection (DEP) in Regards to the Pond at Liberty Park. Motion was made by Councilman Smith,



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seconded by Councilman Caminiti. Council President Corigliano stated that this should be paid out of the open ordinance for the park improvements. Said motion was passed unanimously.

MISCELLANEOUS DISCUSSION/APPROVALS

Raffle License Application No. 02-2018 for Music in the Somerset Hills for a 50/50 Raffle to be held at The Mansion at Natirar on September 23, 2018. Borough Clerk requested a consensus from the Council to allow the raffle to take place in Peapack & Gladstone. The Council agreed for the application to go forward.

Councilman Lemma spoke about bushes on the corner of Main St. and Holland Ave. that block the view of the driver making a left-hand turn. Councilman Smith will ask the County investigator what to do about this and other intersections that have overgrowth.

Councilman Smith said that his neighbor wanted to thank the first aid squad and the police for their service and technical competency in saving their grandchild during a medical emergency.

BILLS LIST

Resolution No. 128-18 Approval of Bills as signed and listed on the Bill Payment List in the amount of \$280,460.69 was read. Councilman Caminiti asked about one item for Advanced Mechanical for \$1,320.00. Councilman Smith asked if it has been determined if the borough has a moratorium on a rate increase for NJ American Water. Motioned by Councilman Simpson, seconded by Councilwoman Dietrich. Said motion was passed unanimously.

PUBLIC COMMENTS – 3 MINUTES PER PERSON – AGENDA ITEMS ONLY

Tim Howes – 20 Hillcrest Ave. – Mr. Howes expressed his thanks to the council and mayor for continuing work on Liberty Park. He believes that something needs to be done about the water quality there even if other improvements don't go forward.

Carol Lane – 1 Hillyard Lane – Ms. Lane said thanks to Mr. Tietjen and the council for allowing the installation of the new story walk at the park. She wanted to comment about the volunteer committee that was discussed. She thinks that Nextdoor allows people to post needs and that it's a very effective tool. She thinks that committees tend to require maintenance and can get in their own way.

John Skinner – 1st Lieutenant with the first aid squad – Mr. Skinner thanked Councilman Smith for his kind words and noted that according to state reports in April Peapack Gladstone's first aid squad had less than half the response times compared to others in the county.



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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 Councilman Simpson, that this meeting be adjourned at 9:26 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