



**MAYOR & COUNCIL
THE BOROUGH OF PEAPACK & GLADSTONE
BOROUGH COUNCIL MEETING MINUTES
JUNE 26, 2018**



The regular meeting of the Mayor and Council of the Borough of Peapack & Gladstone was held on Tuesday, June 26, 2018 at the Municipal Complex, 1 School Street, Peapack, New Jersey and began at 7:33 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

Not present: Councilman Smith

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

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.

Mr. Tiger – St. Johns Drive – Mr. Tiger thanked Councilman Smith for getting the debris removed from the end of St. Johns Drive. He stated that we have heard that St. Johns will be selling the property July 2 and that residents will be contacting the new owner of the road to get it fixed.

Cliff McCalough – 12 Pottersville Road – Mr. McCalough asked about the road that has not been paved. Council President Corigliano sent out an email to Jeff Bell that he would like to meet with him to give him an update on the improvements to that development. Mr. McCalough stated that he is bringing this up because the Belgian block needs to be cut and about a yard of his driveway was cut out when utilities were put in so these need to be included as part of the scope of repairs when the road is improved. Council President Corigliano said we have good reason to believe the bond company will be handling the road improvements as well as landscaping that still needs to be completed. Council President Corigliano asked Mr. McCalough to forward him the items that need to be completed and he will speak with the Engineer as to whether or not they are on the punch list.

Mr. Bruder said that the bond company will be hiring contractors and that paving the roads will be completed sometime during the summer and landscaping in the fall. Mr. McCalough asked that the storm drains also be looked at because they're not effectively working.



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MINUTES

Mayor Muller asked if there was a motion and second to accept the Regular Meeting minutes of April 24, 2018. Councilman Lemma 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 May 8, 2018. Councilman Caminiti motioned to accept the minutes, seconded by Councilwoman Dietrich. Said motion was passed unanimously.

ORDINANCES

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 Simpson moved to pass the Ordinance at first reading, seconded by Council President Corigliano. Said motion was carried unanimously. Mayor Muller stated that Ordinance 1059-2018 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 7:30 p.m. or shortly thereafter.

The Mayor stated that this is the first reading it will be posted on the website and available at the Borough Clerk’s office.

OLD BUSINESS

Mayor Muller stated that the Environmental Commission (EC) will update the council on the pedestrian bridge across Peapack Brook in Rockabye Meadow.

Richard Imossi - Tiger Hill Drive – Vice Chair of EC. The EC has been interested in installing a pedestrian bridge that would connect the two sides of the Rockabye Meadow park. In 2014 a request was made for a trails grant. The grant was denied because the project was not shovel ready. The town council approved the site plan in from Apgar in 2016. On April 30, Apgar issued a site plan for the north end of Rockabye Meadow. The EC encumbered monies for the DEP permit fee. The DEP permit application is currently ready to be submitted to the DEP. The DEP has 90 days to issue a grant. The borough has five years to complete the project once the permit is issued. During the 90-day review, bids can be collected for the cost of the bridge. The EC is considering Beth Davisson to prepare the grant application for the trails.

Mayor Muller asked if the EC knew what the value of the grant would be. Mr. Imossi said that he does not know and that is why the EC would like to seek the bids. The bridge would be seven feet wide and strictly a pedestrian bridge. Long range plan is to have the trails so you could walk the whole town and eventually get to the Natirar property.

Councilman Caminiti asked if DEP will come out to look at the property before they award the grant. He brought up his concern that there is erosion along the banks of the brook and the DEP may require that it be fixed along with the construction of the bridge.



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Councilwoman Dietrich asked if the borough would incur additional insurance costs and be required to keep the bridge cleared during the winter months.

Mayor Muller spoke about possibly amending the property maintenance ordinance to include a provision to provide residents with an internal appeal option. He stated that he is the liaison to the construction zoning office and that this amendment is in response to a citizen receiving a complaint. He said that the ordinance went through multiple iterations and that council was primarily focused on health and safety of the borough's citizens. He said that there had been concerns voiced from the residents that the government should not tell them what they need to do to their property. As a result, the adopted ordinance is very general and may require more specifics.

Mayor Muller brought up the incident that prompted this amendment. He stated that in his opinion the zoning department did not correctly handle the complaint that came in about the property. He brought up the fact that the zoning and construction departments have new employees. He does not think that the ordinance was the problem that prompted this amendment.

Councilman Simpson stated that he does not separate the incident from the implementation. He feels that this could happen again. He wants this to be opened again and changes made to the ordinance so that it doesn't happen to another resident in this borough.

Council President Corigliano stated that he understands Councilman Simpson's points but he thinks that the ordinance can be changed but still kept in place.

Councilman Caminiti discussed the need to make sure that the enforcement team operate in a neighborly spirit. The council discussed whether complaints can be anonymous. The council discussed the spirit of the ordinance.

Councilwoman Dietrich brought up the fact that the ordinance was implemented to address primarily safety concerns and that what she has seen and heard are cosmetic concerns.

Mayor Muller stated that based on the council's discussion, the ordinance would be reexamined and a committee should be formed that will include members of the public, zoning officer and council members to address the implementation of the ordinance.

Mr. Tietjen stated that he will work with the new zoning officer, Ms. Noll, to close out all of the open cases as well as informed her of the council concerns.

Councilman Caminiti extended a thank you and an apology to the resident who drafted the letter.

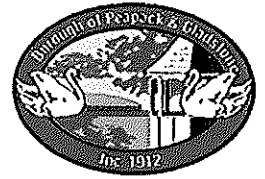
NEW BUSINESS

New phone system for Municipal Building.

Mr. Tietjen stated that he, Council President Corigliano and Councilman Lemma met with Monmouth Telecom to update the borough's phone system to Voice Over Internet Protocol (VOIP). There are two proposals for council's consideration. The first is for \$7,200 that will include phones and installation. The second is for \$10,000 and additionally includes wiring costs. The main issue with the current phone



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system is that only one company in the region supports it because it's outdated and that company is non-responsive when borough employees need help with the phones.

Council President Corigliano said that he and Councilman Lemma started this process two years ago. They have reduced the phone costs approximately \$1500 per month. There is no immediate payback with the new system being proposed but he sees this as a good change. The phones are high quality Sysco phones and features include council members each having a borough four-digit extension and a phone that can be plugged in anywhere.

Mr. Tietjen asked for council consensus to encumbered the funds. He requested funding for the second proposal, the \$10,000 one, so that the wiring is included and done to Monmouth Telecom's standards. The council wants to know what the cost savings will be in terms of the maintenance agreement that will be eliminated. There will be a resolution at the July 24 meeting.

MISCELLANEOUS DISCUSSION/APPROVALS

Councilwoman Dietrich stated that the borough is ready to take over the Lime Kiln from Somerset Hills but that she and Mr. Bruder are looking at if there are any risks to this, particularly any environmental concerns. The EC has a natural resources inventory of the borough that would provide information on this property. Councilwoman Dietrich requested consensus to move forward with the process.

Mr. Bruder was contacted by County Counsel with a proposed deed and a Remedial Action Outcome (RAO) letter for the DPW property. The property has been remediated to the satisfaction of the DEP and the borough can take title of the property in the near future. Mr. Bruder stated that this should be completed using an ordinance. Council discussed if they should know what the function of the property will be and noted that there should be a permanent conservation easement on it before an ordinance is done.

RESOLUTIONS

Mayor Muller asked if **Resolutions 129-18 through 131-18** and **Resolutions 133-18 through 142-18** could be considered as a consent agenda. Motion to approve these was made by Council President Corigliano, seconded by Councilman Lemma. Said motion was passed unanimously.

Resolution No. 129-18 – State of New Jersey, Department of Environmental Protection, Green Acres Program – Enabling Resolution.

Resolution No 130-18 – Authorization to Increase Salary – Thomas Skillman.

Resolution No 131-18 Authorization to Increase Salary – Brad Fagan.

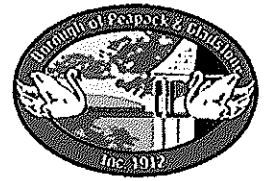
Resolution No. 133-18 Award of Bid for the Collection of Solid & Bulk Waste to Peter Rubinetti-Private Disposal, LLC, PO Box 50, New Vernon, New Jersey 07976 for the Contract Term of Three Years Beginning July 1, 2018 Through June 30, 2021.

Resolution No. 134-18 Authorizing Borough Police Department to Participate in Somerset County Driving While Intoxicated Enforcement of June 29-July 9, 2018.

Resolution No. 135-18 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).



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Resolution No. 136-18 Resolution for Renewal of Plenary Retail Distribution Liquor License for the Period of July 1, 2018 to June 30, 2019.

Resolution No. 137-18 Resolution to Appoint Ellen R. Hays as Part Time Construction Secretary.

Resolution No 138-18 Resolution Allowing the Peapack & Gladstone Volunteer Fire Department to Hang Banner over Main Street from Monday, September 10, 2018 to Sunday, September 30, 2018 for Annual Car Show on Saturday, September 29, 2018.

Resolution No 139-18 Resolution Allowing St. Luke's Episcopal Church to Hang Banner over Main Street from Saturday, August 19, 2018 to Monday, September 10, 2018 for St. Luke's Block Party on Sunday, September 9, 2018 and from October 28, 2018 to Monday, November 19, 2018 for St. Luke's Annual Holiday Fair on Saturday, November 17, 2018.

Resolution No 141-18 Authorization for Adam Caruso to Become a Member of the Peapack & Gladstone Volunteer Fire Department.

Resolution No 142-18 Authorization for Alex Williams to Become a Member of the Peapack & Gladstone Volunteer Fire Department.

Resolution No. 132-18 Appointing Sarah Jane Noll as Zoning Officer for the Borough of Peapack & Gladstone was read. Motioned by Councilman Simpson, seconded by Councilwoman Dietrich. Said motion was passed unanimously.

BILLS LIST

Resolution No. 140-18 Approval of Bills as signed and listed on the Bill Payment List in the amount of \$39,035.14.

COUNCIL REPORTS

Finance – Council President Corigliano stated that he has read that the IRS may not allow the governor's proposal that residents be allowed to pay a portion of their real estate taxes as a contribution to the borough. He said that as a result the borough should wait to invest any time in getting this set up.

Sanitation & Sewer – Councilwoman Dietrich stated that the borough is working on the STAB agreement. The committee walked through the agreement and recommendations have been made and will be reviewed with Bedminster and Far Hills. There is a STAB punch list of items that need bids so that work can be completed, not all of it being done this year. Mr. Hanna, Director of DPW, brought forth a proposal today for approximately \$650,000 that covers much of the list. Mr. Bahr, a consultant for the borough, has recommended that we work with Mr. Ryden regarding doing an RFP for time and materials. We pay 54% of the maintenance.

Borough Property – Councilman Caminiti stated that he plans to have some numbers by the July meeting for the reroofing and solar options for the flat portion of the municipal building's roof. The Liberty Park LOI came back and we are filing an appeal. Mr. Bruder stated that he is working with Princeton Hydro and the appeal will be filed shortly.

Fire – Councilman Simpson made note that there were resolutions to add two new members, Adam Caruso and Alex Williams. He added that the PG fire company gave 177 man-hours of their time during



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May, as indicated in the chief's report. They assist in surrounding communities when asked, and then receive help as needed.

Police & Information Systems – Councilman Lemma stated that the PBA contract will be ready at the next meeting. He noted that they are still recruiting for one officer.

Roads & Transportation – Councilwoman Dietrich reported that there is a list of the safety and maintenance issues for the roads. Mr. Tietjen said that maintenance of the roads is expected to be completed before the end of the summer.

Zoning & Construction - Mayor Muller stated that the new employee will be starting next week.

Legal – Mr. Bruder reported his issues have already been discussed. We are waiting for comments on the Park House lease.

Administrator's Report – Mr. Tietjen stated that the council should greet Donelle and say good bye to Terry in finance. All the homes looking for gas line installation on Willow Ave. have given authorization to PSE&G to enter into an agreement so paving can proceed. He requested council consensus for records management for the archive area downstairs, which includes borough and construction records at a cost of approximately \$20,000. Council gave consensus.

Mayor's Report – Mayor Muller gave a shout out to the administrator staff for the work that they have done since they have been here. He also noted that Terry Kelly is leaving in a few days and he wishes her a happy and healthy retirement.

PUBLIC COMMENTS – 3 MINUTES PER PERSON – AGENDA ITEMS ONLY

Peg McFarland – 50 Mendham Road – Ms. McFarland said thank you for your consideration in opening up the property maintenance code for review. She spoke about her experience and thinks that this can be made to work better for everyone concerned.

Ronald Hill – Gladstone – Mr. Hill asked about the size of the proposed bridge, which is seven feet wide and 70 feet long and questioned why the bridge is even needed. He asked about the property maintenance ordinance because he knows someone with an open issue. He was told that the information will be given to Ms. Noll. He brought up the new fire company members and said that protocol should have been followed. The fire company will address this further at their next meeting.

John Skinner – 20 Pottersville Road – Mr. Skinner asked if the historical preservation could be involved in the shredding project. Ms. Bretzger stated that the hired company will not shred anything that we do not approve. He asked how long the zoning official that's being replaced had been employed, and whether he was working for the borough when the ordinance was passed. He asked if the borough would hold off on issuing any summons while the ordinance is being discussed.



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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 Simpson, seconded by Councilwoman Dietrich, that this meeting be adjourned at 9:23 p.m. This motion was carried unanimously.

Respectfully Submitted,

Nancy A. Bretzger

Nancy A. Bretzger, Borough Clerk