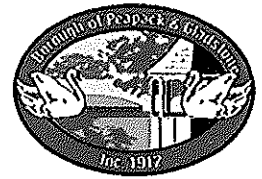




**MAYOR & COUNCIL
THE BOROUGH OF PEAPACK & GLADSTONE,
BOROUGH COUNCIL MEETING MINUTES
SEPTEMBER 11, 2018**



The regular meeting of the Mayor and Council of the Borough of Peapack & Gladstone was held on Tuesday, September 11, 2018 at the Municipal Complex, 1 School Street, Peapack, New Jersey and began at 7:04 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

Absent: Councilman Smith

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

EXECUTIVE SESSION

Resolution No. 169-18 – Authorization for Executive Session for Certified Specified Purposes – Finance Committee was read. Motion was made by Councilwoman Dietrich, seconded by Council President Corigliano. Said motion was carried unanimously.

Public Meeting reconvened at 7:32 p.m.

SWEARING IN OF NEW POLICE OFFICERS MATTHEW KELLY & NICHOLAS ORTIZ

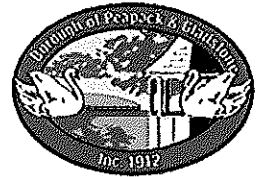
Mayor Muller explained that two officers were getting sworn in this evening. Borough Attorney John Bruder performed the swearing in with Officer Kelly first. Councilman Lemma welcomed Officer Kelly and noted that he has served in a neighboring community and has been a life-long resident of New Jersey. Officer Kelly stated that he appreciates the opportunity. Mr. Bruder swore in Officer Ortiz second. Councilman Lemma told Officer Ortiz he was a welcome addition to the force and the community.

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

Chris Timbro – Bodine Ave. - Mr. Timbro stated that he believes there should be an officer at the crosswalk at Main Street and Willow Avenue during commuter hours, specifically in the afternoon. He noted that both he and his wife have been almost hit there. Most recently a motorcycle accelerated while he was trying to cross. He is especially concerned about an increase in traffic from the scheduled



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closure of the Far Hills bridge (over the Raritan) in 2019. Next, he stated that there is a blind spot on the left (west) when pulling out of Bodine Ave. and traffic is traveling very fast there. He asked if a speeding sign can go on Pottersville Road to stop the speeding. He then asked about the adjudication for the driver that hit the woman a few months ago at the crosswalk by Main Street and Willow Avenue. He feels that it should be on the front page of the Bernardsville News when they are found or plead guilty.

Mayor Muller thanked him for his comments and noted that Main Street and Pottersville Road are County roads. He asked Councilwoman Dietrich for her input. Councilwoman Dietrich stated that they are having a meeting on Thursday or Friday with someone from the County. She, Officer Ferrante and Mr. Tietjen will take a drive around to look at traffic and road quality issues. She noted that the police department has rotated their signage around town and has posted a sign by Cocoluxe. She stated that these are measures that are being taken currently and they want to get County input for additional measures. Councilman Lemma stated that he will send an email to the police department and ask if they could be at the crosswalk during commuter hours.

Susan Geary – 15 Jackson Ave. – Ms. Geary stated that she has called the police station about a white truck that parks right by the crosswalk in front of the car dealership where there is a no stopping and no standing sign. She stated that drivers can't see when there are vehicles parked in that vicinity. She asked if we can at least enforce the signs that are there and clarify the signs that are there to make it safer. Council discussed asking the County to get the curb painted yellow to indicate no parking, and to keep the speed down.

Ken Tiger – Mosle Road – Mr. Tiger stated that in the past week there is a rumor that St. Johns property deal will be falling through, so it will be up on the market again so he continues to be concerned about the safety of St. Johns Drive. He said that there are areas that drop off several feet, it narrows to one lane, and it is becoming dangerous for police and fire to come up if there is an emergency, or if people who don't know the road are on it. The road is a hazard. Mr. Bruder explained that we could draft a letter asking the sisters, the existing owners, requesting that they fix and maintain the road. He is not sure if we have the power to enforce this. Councilman Lemma brought up the concern about safety vehicles using the road. Council President Corigliano stated that it is a private road and brought up a potential solution where residents created an association to maintain the road. Mr. Tiger stated that there are only six residents or so and estimated that the cost could be close to \$1 million. Mayor Muller asked the roads committee to look into this further.

Peggy McFarland – 50 Mendham Road – Ms. McFarland brought up the property maintenance ordinance and Mr. Tiger's concerns. She noted that nuisances are not considered under this ordinance and doesn't understand why that is not considered under the ordinance.

Donna Brooten – 3 Willow Ave. – Ms. Brooten is representing the Historic Commission in town. She noted that Barry Thompson is an amazing historian and has done research regarding the park and presented to the commission an architect rendering by the firm McKim, Mead & White of the park and pond. She recapped some of the history of the park, noting that they found minutes and a ledger from the founders of the Liberty Park Association. The Historic Commission is presenting the drawing to the town on behalf of Barry Thompson to be hung in the borough building. Mayor Muller expressed thanks. She noted that the Historic Commission needs a home for their items and the Borough Clerk confirmed that there will be a place for them in the records room.



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John Sweeney - Mr. Sweeney stated that there were two problems on Farm Cottage Road repaving project. The DPW fixed the Belgian blocks that had been pulled up by the milling. He stated that there was a water leak coming out of the water main and he believes the water company came out to fix a problem. He thanked Councilwoman Dietrich and she noted that the administrator and head of DPW were responsible for the responses.

MINUTES

Mayor Muller asked if there was a motion and second to accept the Regular minutes of June 12, 2018. Councilwoman Dietrich motioned to accept the minutes, seconded by Councilman Caminiti. Said motion was passed unanimously.

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

Mayor Muller asked if there was a motion and second to accept the Regular Meeting minutes of August 14, 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 Executive Session minutes of August 14, 2018. Councilwoman Dietrich motioned to accept the minutes, seconded by Councilman Lemma. Said motion was passed unanimously.

ORDINANCES

Mayor Muller asked for a motion and second to open the Public Hearing for **Ordinance 1062-2018** – An Ordinance Appropriating Certain Monies Held by the Borough of Peapack & Gladstone for Improvements to the Sewer Plant at the Miller Lane Pump Station and Other Capital Improvements.

Councilman Caminiti moved to open the Public Hearing for **Ordinance 1062-2018** – An Ordinance Appropriating Certain Monies Held by the Borough of Peapack & Gladstone for Improvements to the Sewer Plant at the Miller Lane Pump Station and Other Capital Improvements, seconded by Councilman Lemma. Said motion was carried unanimously.

John Skinner – Pottersville Road – Mr. Skinner asked how much we spend compared to the other towns in the agreement, and it was noted that the cost is based on usage.

Councilman Caminiti moved to close the Public Hearing for **Ordinance 1062-2018** An Ordinance Appropriating Certain Monies Held by the Borough of Peapack & Gladstone for Improvements to the Sewer Plant at the Miller Lane Pump Station and Other Capital Improvements, seconded by Councilwoman Dietrich. Said motion was carried unanimously.

Council President Corigliano moved to Adopt **Ordinance 1062-2018** – An Ordinance Appropriating Certain Monies Held by the Borough of Peapack & Gladstone for Improvements to the Sewer Plant at the Miller Lane Pump Station and Other Capital Improvements, seconded by Councilman Lemma. Said motion was carried unanimously.



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OLD BUSINESS

Mr. Lemma said that there were complaints about the sloppy cables on the phone poles and after months of effort by Mr. Tietjen they have been cleaned up by Verizon.

Mayor Muller received an email from a resident of Sparta, NJ complaining about the time it takes to go through the light at Pottersville Road. His response was that the borough has tried to get the State to put in left turn lanes on Rt. 206 but that maybe the County could intercede on the borough's behalf. Councilwoman Dietrich stated that this is on the list to discuss with County.

NEW BUSINESS

Manufacturing and Distribution of Marijuana within the Borough – The Mayor stated that the State is considering the regulation of recreational marijuana and that the borough doesn't have any ordinances concerning this. Mr. Lemma said that the borough could prohibit it within the master plan so that a variance would be needed. Councilman Caminiti thinks that we need to look this and also consider medical marijuana which might be allowed under the right to farm act. Mr. Bruder has seen other municipalities modify their master plans and land use in order to address issues. It was the consensus of the council to start a subcommittee with Council President Corigliano, Councilman Caminiti and Councilwoman Dietrich.

Council meeting in November - Mr. Tietjen requested that the Council meeting on November 13th be moved to the 20th. Council gave consent.

Teen night – Councilwoman Dietrich discussed the feedback from the teen night meeting. She attended, along with Council President Corigliano, Councilman Caminiti and nine teenagers. The teens gave them feedback on different topics of the town, including Liberty Park, downtown, recreation, transportation, safety, library and technology. They would like to know more how to engage with the town on a regular basis. They want more offerings and service hours, including recreational items. They would like changes to the library, including more advanced technology. Councilwoman Dietrich has notes on everything discussed. Councilman Caminiti gave a shout out to Councilwoman Dietrich for organizing this event as the teens are a tremendous resource. Council President Corigliano wants to act on much of what they discussed.

RESOLUTIONS

Resolution No. 170-18 – Resolution to Make the Borough of Peapack & Gladstone a Stigma-Free Community was read. Motion was made by Council President Corigliano, seconded by Councilman Caminiti. Said motion was passed unanimously. Councilwoman Dietrich explained the resolution.

Resolution No. 171-18 – Resolution Authorizing Memorandum of Agreement with the New Jersey State Policeman's Benevolent Association, Local 139 was read. Motion was made by Councilman Lemma, seconded by Council President Corigliano. Said motion was passed unanimously.

Resolution No. 172-18 – Resolution Accepting Resignation Letter from Donelle DeCouto, Assistant to the Chief Finance Officer was read. Motion was made by Council President Corigliano, seconded by Councilwoman Dietrich. Said motion was passed unanimously.



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Resolution No. 173-18 Resolution to Refund 2017 Tax Overpayments was read. Motion was made by Councilwoman Dietrich, seconded by Councilman Caminiti. Said motion was passed unanimously.

MISCELLANEOUS DISCUSSION/APPROVALS

Mr. Bruder responded to the Mayor's inquiry about the Pacesetter development. He said that the draft agreement is in the hand of the bond company's attorney. Mr. Bruder said that he made a number of changes to that attorney's draft because several components were not justifiable from the borough's perspective; this includes one substantial issue that he needs to get back to us on.

BILLS LIST

Resolution No. 174-18 Approval of Bills as signed and listed on the Bill Payment List in the amount of \$856, 010.29 was read. Motioned by Council President Corigliano, seconded by Councilwoman Dietrich. Said motion was passed unanimously.

PUBLIC COMMENTS – 3 MINUTES PER PERSON – AGENDA ITEMS ONLY

John Sweeney – Farm Cottage Road – Mr. Sweeney asked about the executive session because it deals with finance. Mr. Bruder said that there was an exception that allowed this to be discussed in executive session and he can get back to Mr. Sweeney regarding this.

EXECUTIVE SESSION

Reconvened at 9:00 p.m.

Resolution No. 169-18 – Authorization for Executive Session for Certified Specified Purposes – Finance Committee was read. Motion was made by Councilman Caminiti, seconded by Councilwoman Dietrich. Said motion was carried unanimously.

Public Meeting reconvened at 10:22 p.m.

There being no other matters to be addressed by the Governing Body at this time, a motion was made by Councilman Lemma, seconded by Councilwoman Dietrich, that this meeting be adjourned at 10:24 p.m. This motion was carried unanimously.

Respectfully Submitted,


Nancy A. Bretzger, Borough Clerk