



**MAYOR & COUNCIL
THE BOROUGH OF PEAPACK & GLADSTONE
BOROUGH COUNCIL MEETING MINUTES
SEPTEMBER 25, 2018**



The regular meeting of the Mayor and Council of the Borough of Peapack & Gladstone was held on Tuesday, September 25, 2018 at the Municipal Complex, 1 School Street, Peapack, New Jersey and began at 7:06 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

Not present: 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. 175-18 – Authorization for Executive Session for Certified Specified Purposes – Personnel was read. Motion was made by Councilman Caminiti, seconded by Councilwoman Dietrich. Said motion was carried unanimously.

Public Meeting reconvened at 7:33 p.m.

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

Lou Palma – Valley View Ave., Gladstone – Mr. Palma stated that he has represented Gladstone on the school board in the past, and he spoke regarding money owed by Bedminster to the Somerset Hills School District. He said that Bedminster owes \$237,000 and the BOE is trying to collect the monies from Bedminster.

Ann Todd – 9 Maple Street – Ms. Todd asked for an update on sidewalks on Holland Ave. Councilwoman Dietrich stated that the money put aside for the sidewalks was not enough so the work is on hold. The Borough Engineer is looking at two routes for the sidewalks and the funding doesn't cover either of these. Councilwoman Dietrich will be looking into this further. Ms. Todd stated that she'd like to see permanent speed limit signs for traffic turning off of Rt. 206 onto Holland.



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MINUTES

Mayor Muller asked if there was a motion and second to accept the Regular Meeting minutes of June 26, 2018. Councilman Lemma motioned to accept the minutes, seconded by Councilwoman Dietrich. Said motion was passed unanimously.

OLD BUSINESS

No old business at this time.

NEW BUSINESS

Mr. Tietjen stated that the construction official has requested additional hours for the assistant to catch up. He recommends up to 20 hours for the remainder of the year. Council gave consensus.

Mr. Tietjen stated that he is working with Councilwoman Dietrich on a request from residents at 211 Main Street in Gladstone to add one additional parking spot on the street. The OIC has determined that this would create a hazard. The residents asked if The Stable could stop taking two spaces for their vehicles and the OIC has spoken with the owner of The Stable to help with the residents' concerns.

PG2020 Presentation by Council President Corigliano and Councilwoman Dietrich.

Council President Corigliano and Councilwoman Dietrich presented an overall borough enhancement project. Councilwoman Dietrich said that they are looking for a mindset to enhance the downtown. Council President Corigliano said that attention could be given to the block of buildings on Main Street. He would like to speak with the land owner and see if he can help with the repairs of the building. Councilwoman Dietrich stated that the area could be made greener and could be cleaned up. She noted that street signs are tilted and utility companies can be contacted to clean up their poles. Council President Corigliano thought that both Peapack and Gladstone could improve their images. Councilwoman Dietrich noted that shopping could be expanded, other activities could be offered, and the community could benefit. Council President Corigliano proposed a volunteer downtown association comprised of residents and businesses that would help with improvements. They noted that the flower baskets downtown were put out by the PG Chamber of Commerce and this is the kind of thing they'd like to see more of. They discussed changing the signs in town, ensuring that they're clear, and visible. Council President Corigliano stated that the borough needs to adopt more professional and consistent branding. He said this is a multi-year project and an important look to our future.

The Council discussed the presentation and said this is forward looking and a good idea.

Preliminary Determination of 'Area in Need of Redevelopment' – Natirar

Council President Corigliano explained the background for this discussion. He explained that the owner of the buildings wants to pursue the hotel option which was already approved and also wants to build 24 high-end townhouses. He had approached the council with a PILOT (payment in lieu of taxes), a program that accelerates commercial building but no longer wants to build under this. Now he is exploring building as an 'area in need of redevelopment'. Council President Corigliano explained the process in order for this to be deemed an area in need of redevelopment. He said that the county has



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already approved that the upper floors can be deemed this and he asks that the borough do the same. He is asking the council to direct the Land Use Board to commission our planner to do a study to see if this is an 'area in need of redevelopment'. All costs would be covered by the owner. Council President Corigliano presented a resolution regarding this issue. Council discussed the issue. Mayor Muller expressed his support in facilitating this process as long as there is no financial burden to the taxpayers.

Resolution No. 180-18 Resolution Authorizing the Borough of Peapack & Gladstone Land Use Board To Undertake A Preliminary Investigation To Make A Determination As To Whether The Proposed Study Area (Block 28, Lot 24.02) Should Be Declared An Area In Need Of Redevelopment Pursuant To *N.J.S.A. 40A:12A-1 ET SEQ.* was read. Motioned by Council President Corigliano, seconded by Councilwoman Dietrich. Said motion was passed unanimously.

MISCELLANEOUS DISCUSSION/APPROVALS

Social Affairs Permit for Essex Fox Hounds for '*The Essex Fox Hounds Masters' Chase*' on Saturday, October 13, 2018 at Natirar. Council gave consensus.

Facilities Usage Application from the Peapack Gladstone Woman's Club for 'Candidates' Debate Night' on Thursday, October 18, 2018 at 7:00 p.m. Council gave consensus. There will be a resolution for this at the next meeting.

Road Closure of Mendham Road from Mosle Road to Jackson Avenue on Saturday October 13, 2018 from 3:30 p.m. to 7:30 p.m. with a rain date of Sunday, October 14, 2018. Council gave consensus.

RESOLUTIONS

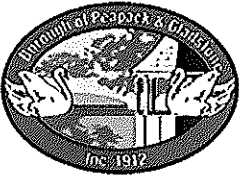
Resolution No. 176-18 Resolution Authorizing Agreement Between Borough of Peapack & Gladstone and Delta Dental of New Jersey, Inc. was read. Motioned by Councilman Lemma, seconded by Councilman Caminiti. Said motion was passed unanimously.

Resolution No. 177-18 Award of Bid for the Willow Avenue Resurfacing Project to American Asphalt & Milling Services, LLC was read. Motioned by Councilman Caminiti, seconded by Council President Corigliano. Said motion was passed unanimously. Mr. Tietjen stated that the lowest bid on this project was \$198,000. This project is a DOT grant from 2016 and the borough has been given two extensions.

Resolution No. 178-18 Resolution to Cancel Capital Ordinance 1004 was read. Motioned by Councilman Caminiti, seconded by Councilman Lemma. Said motion was passed unanimously. Council President Corigliano explained that this resolution was for work that was completed for less money than planned so the balance will be used to fund the shortfall on the Willow Ave. project.

BILLS LIST

Resolution No. 179-18 Approval of Bills as signed and listed on the Bill Payment List in the amount of \$233,492.25. Council President Corigliano pulled the payment for the Courtyard Marriot because he changed his hotel reservation. Council discussed two costs, \$1400 and \$1100, for bands at the Art in the Park event that were arranged by the Recreation Director. Council discussed that these costs were high and need to be discussed further with Recreation. Motioned by Councilman Lemma, seconded by Councilwoman Dietrich. Said motion was passed unanimously.



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ORDINANCES

Mayor Muller introduced **Ordinance 1063-2018** – An Ordinance Appropriating Certain Monies Held by the Borough of Peapack & Gladstone for the Paving of Willow Avenue. Councilman Caminiti moved to pass the Ordinance at first reading, seconded by Councilwoman Dietrich. Said motion was carried unanimously. Mayor Muller stated that **Ordinance 1063-2018** is introduced and shall be published in summary in the Bernardsville News and the Public Hearing for said Ordinance shall be held on October 23, 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.

COUNCIL REPORTS

Finance – Council President Corigliano stated that he has covered everything earlier tonight.

Sanitation & Sewer – Councilwoman Dietrich stated that there is a meeting next Monday for the STAB to discuss the agreement. The Borough Attorneys will be updated and will finalize the agreement. The rails and the new pump have been ordered for installation at Miller Lane.

Borough Property – Councilman Caminiti stated that the meeting on September 13 on the Liberty Park improvements had a good turnout with much positive energy. The key issues were addressed at this meeting. Carter van Dyke will be back in December to discuss what came out of the first meeting and will begin to prioritize actions and consider the budget. Councilman Caminiti, Councilwoman Dietrich and Mr. Tietjen did a walk through to relocate the curio cabinets for the historical preservation committee. Councilman Caminiti asked if Mr. Tietjen could look at costs for different cabinets since the existing ones are too tall to fit in the hallway where everyone would get a chance to see the items. Mayor Muller asked if the existing cabinets are installed in the conference room will it affect the room capacity. Mr. Tietjen will check. Councilman Caminiti stated that the quotes were very high for roofing repairs to the municipal building and that all the work quoted may not need to be completed. He will be looking into grants for the roof repair and the solar installation.

Fire – Councilman Lemma stated that he has no report at this time.

Police & Information Systems – Councilman Lemma stated that there was a meeting to discuss the fleet. The department would like to reserve the right to purchase a car next year if needed.

Roads & Transportation – Councilwoman Dietrich stated that she, the OIC, Mr. Tietjen and a representative from the Somerset County traffic and safety group looked around town for trouble spots. The four places they looked at were Main street and Willow; Main Street, Old Chester and Jackson; Main Street and Holland Ave.; and Rt. 206 traffic and safety. The Somerset County person is a traffic investigator who works with signage to make more visible. This includes using the bright yellow signs and pedestrian crossing signs on both sides. The borough can improve the curb painting and continue to ticket cars parked illegally. Councilwoman Dietrich was looking for consensus for the borough to continue to work with the County. They discussed Rt. 206 safety which needs to be looked at with the state. The County recommended a tool called mile vision for counts. Councilwoman Dietrich will work



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with the County's traffic engineer to get through to the State. In addition, Mr. Tietjen will reach out to our State Senator to discuss that the State has not responded for over two years to traffic concerns. Councilwoman Dietrich also brought up Willow Ave. repaving which was discussed earlier, and Mosle Road work is still being reviewed.

Zoning & Construction – Mayor Muller stated that there are new people down in the construction office and everyone is doing a good job. The assistant has been given some additional hours. The zoning official is being very proactive in cleaning up some deficiencies with some properties in town. Council discussed the COAH fee that needs to be paid when a resident is doing a porch. The scope of the fee can be tailored to what the borough wants. The existing ordinance can be adjusted. Council will look into this further.

Legal – Mr. Bruder stated that he has no report at this time.

Administrator's Report – Mr. Tietjen stated that he issued a budget memo to department heads due to by October 26. He also forwarded personnel evaluations which are due by October 31.

Mayor's Report – Mayor Muller stated that he was disappointed that only 40 people showed up at the Carter van Dyke meeting and he was hoping for more input from the residents. He discussed the funding for the park improvements. He has been contacted by residents about setting up a citizens group to look at private contributions and grants to pay for the park.

PUBLIC COMMENTS – 3 MINUTES PER PERSON – AGENDA ITEMS ONLY

John Skinner – Pottersville Road – Mr. Skinner asked where does the COAH fee go to. He was told it goes into a borough affordable housing trust fund. Mr. Skinner asked what is the size of the fund and was told it is sizable. Mr. Skinner stated that he doesn't think that the fee discussed earlier should be cut until the borough has finished with their obligation. Council President Corigliano stated that there are no large costs that we are facing for COAH.

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 10:12 p.m. This motion was carried unanimously.

Respectfully Submitted,

Nancy A. Bretzger, Borough Clerk