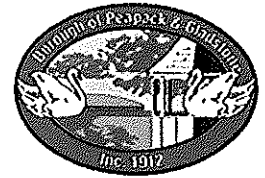


**MAYOR & COUNCIL
THE BOROUGH OF PEAPACK & GLADSTONE,
BOROUGH COUNCIL MEETING MINUTES
NOVEMBER 27, 2018**



The special meeting on Liberty Park/Pond Improvements of the Mayor and Council of the Borough of Peapack & Gladstone was held on Tuesday, November 27, 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 this Meeting Date was published in the Courier News and Bernardsville News on August 9, 2018, 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 Smith

Councilman Simpson arrived at 7:25 p.m.

Absent: Councilman Lemma, Councilman Simpson

Also present were: Christopher Tietjen, Administrator; and Nancy A. Bretzger, Borough Clerk

Mayor Muller explained that the meeting tonight is about the park. He stated that there will no action taken at this meeting.

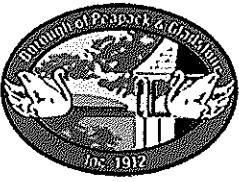
PUBLIC COMMENTS – 5 MINUTES PER PERSON – NON-AGENDA ITEMS

No one from the audience came forward.

Mayor Muller handed the meeting over to Councilman Caminiti, the head of the Property committee. Councilman Caminiti thanked everyone for coming and stated that there is not as big of a crowd as there was at the last meeting regarding the park. He stated that there will be a quick review of the meeting on September 13, 2018 and this meeting will take the results from that meeting and look towards the renovation project that will make the park a better used asset in the community. There will be a presentation and then time for questions afterwards.

PRESENTATION – LIBERTY PARK/POND IMPROVEMENTS

Mr. van Dyke prepared a Powerpoint presentation, Liberty Park Design Options. He stated that the goal is not to re-invent the park, this is a renovation plan because the park has great history. This gives us the chance to consider issues with the park including water quality and ask how we improve the park so it meets the needs of the community for the next 100 years. The agenda tonight includes Dr. Souza, who will speak about the permits that will be needed for the cleaning of the pond. There will be a quick review of the assessment and analysis based on feedback during the public meeting. There will be discussion about design features with a variety of options. Also covered will be stewardship to maintain



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discharged to Peapack Brook. Mr. van Dyke said that from DEP's standpoint the pond is part of the bigger system.

A resident stated that the pond should be dredged with the dredged sediments being put on the hill. Dr. Souza noted that this was cost prohibitive and that in his experience the sediments can't be left in an open area, they have to go to a landfill. He said that the cost benefit of this is very low.

One resident asked about specific products that treat algae. Dr. Souza stated that these aren't as successful on mat algae which is our problem. This resident continued with a question about maintenance costs to the Borough for each option plus what are other associated costs for each option. Mr. van Dyke answered that B options are 100% more in cost than A options and C options are about one third again more than B. This resident also wanted to know about costs of permits. He pointed out that the more work that is done, the more maintenance costs increase. Mr. van Dyke stated that the two purposes in creating a plan for the park are to mitigate the issues of the pond and to plan the park so that it gets used in the next 100 years. Another resident then asked what will be the affect on taxes.

Councilman Caminiti stated that this is a very important issue but he doesn't want to mislead anyone because there are so many variables in the costs. He asked Council President Corigliano, the Finance Chair, to explain some of the ways that this will be paid for. Council President Corigliano stated that this project will likely cost anywhere from \$500,000 to \$1.5 million depending on the choices made. He said that the Borough can fund the project from several sources. They include a \$100,000 grant already awarded; a portion of the money from the open space trust fund; fundraising; donations and bonding. He believes that there are additional grant opportunities from the County. In addition, the Borough has had an increasing excess (surplus) and there may be an opportunity to use a portion of that.

Councilman Caminiti continued that this does not all have to be done at once with good planning. It can be budgeted over several years. Council President Corigliano brought up the increased maintenance costs and said that he believes that the Borough would be able to set up a stewardship program where residents get involved. The discussion continued about the ideas for the park, the costs, and the maintenance. Mr. van Dyke stated that this is about what the residents want.

Councilman Simpson departed at 8:35 p.m.

The Mayor asked about parking spaces and Park Avenue. Councilman Smith suggested that it be made a one-way street with diagonal spaces. Mr. van Dyke continued with other ideas on how to keep this street safe. One resident noted that the tot lot was set up specifically for young children and that the older kids' play areas should be kept separate.

The discussion continued with a question about water quality. One resident asked how decisions are going to be made and continued by asking about the future of the swans. Dr. Souza stated that the geese are more problematic. He said that they can ween the swans off the feedings and let them eat what's there. He also said that goose fencing is required to keep the birds from eating the plants.



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Council President Corigliano departed at 8:50 p.m.

Residents took several minutes to choose options that were important to them so that Mr. van Dyke could provide a summary.

Councilman Smith asked about remediating the excess nutrients in the pond sediments. Dr. Sousa explained that materials can be added to fix and make the nutrients unavailable. He said that they would conduct bench testing to determine which product to use, how much and demonstrate that there is no adverse environmental impact. Councilman Smith asked if the Council should restart the design and construction of the well that was stopped previously. Dr. Souza thinks that the well option is viable but there may be an issue with the structure, but it's recommended to start the process again. The Borough will speak to the Borough Engineer, Bill Ryden, about this.

Mr. van Dyke provided a review of the options the residents favored. For the pond water quality, pond riparian buffer, and upland plantings, option B was most popular. For Park Ave., option C was chosen. For Main Street traffic calming and for way-finding, option B was chosen. For the play area and structures, residents chose option A. For lighting, option B was chosen.

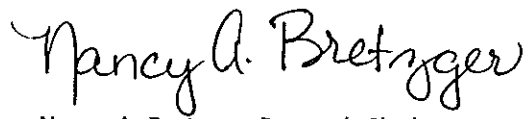
A resident asked if motion sensor lights would be used so the lights aren't on all the time. Mr. van Dyke responded that they typically use motion sensors and later at night they only have a small percentage of them on. Another resident suggested that if other parts of downtown get new lighting, benches, etc. these could be coordinated. The war memorials were asked about and Mr. van Dyke responded that because they are located within the flood plain they become a DEP issue if moved.

PUBLIC COMMENTS – 3 MINUTES PER PERSON – AGENDA ITEMS ONLY

A resident asked if a private endowment has been considered for this project? The Mayor responded that this could be possible and that Council President Corigliano brought up bringing in private donations. Mr. van Dyke commented that they have had experience with this.

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 9:30 p.m. This motion was carried unanimously.

Respectfully Submitted,


Nancy A. Bretzger, Borough Clerk