



**MAYOR & COUNCIL
THE BOROUGH OF PEAPACK & GLADSTONE
BOROUGH COUNCIL MEETING MINUTES
MAY 28, 2019**



The regular meeting of the Mayor and Council of the Borough of Peapack & Gladstone was held on Tuesday, May 28, 2019 at the Municipal Complex, 1 School Street, Peapack, New Jersey and began at 7:00 p.m.

Mayor Skinner called the meeting to order. Borough Clerk Nancy A. Bretzger read the Sunshine Notice "Pursuant to the Open Public Meetings Act, Adequate notice of 2019 Meeting Dates was published in the Courier News and Bernardsville News on December 13, 2018, and posted at the Municipal Complex and the Borough Library. Action may be taken."

Mayor Skinner led the Pledge of Allegiance.

Roll Call indicated the following present: Mayor Skinner, Councilman Caminiti, Council President Corigliano, Councilwoman Dietrich, Councilwoman Murphy, Councilman Smith, Councilman Sweeney

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

EXECUTIVE SESSION

Resolution No. 101-19 – Authorization for Executive Session for Certified Specified Purposes – Contract Negotiations – (a) Affordable Housing was read. Motion was made by Councilman Sweeney, seconded by Councilwoman Dietrich. Said motion was carried unanimously.

Public Meeting reconvened at 7:32 p.m.

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

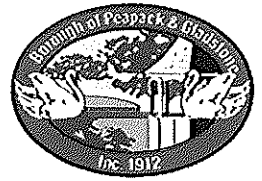
Mayor Skinner asked if any member of the Public wishes to speak about non-agenda items.

Ken Tiger – Saint John's Dr. – Mr. Tiger noted that neighbors have been trying to get in touch with the Mayor. Mayor Skinner stated that either email or cell phone is a good way to get in touch and he gave his cell phone number to him.

Bill Simpson – Mendham Rd., Gladstone – Mr. Simpson congratulated the Council on work done the last several months. He asked that mandatory fingerprinting not be required for volunteer coaches. He noted that Bedminster and Bernardsville do not require fingerprinting and that it is a hassle to get them done. He would like the ordinance changed. Mayor Skinner indicated that "if a person uses a fake name, the background check will not reveal any issues. However, finger prints do not lie and would reveal the deception. Councilman Sweeney stated that he is a proponent of fingerprinting. Mr. Bruder stated that from a legal standpoint he is in favor of this Ordinance and he brought up cases to support this. Council discussed that the locations to get this done are inconvenient, but people can get reimbursed after paying. Mr. Simpson stated that he heard that all Recreation Commission members will need to also be fingerprinted. Mr. Tietjen answered that this is true because at some point they will be dealing with children. Council President Corigliano stated that schools do this and it is appropriate when dealing with children. Councilwoman Dietrich asked if the coaches were given an explanation and was told they that Recreation Director Diane Becker did explain why this is required.



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Mr. Simpson brought up a parking issue in front of Cocoluxe to the Council. He showed a photo that was taken approximately two months ago and said that cars coming from Far Hills cannot see people in the crosswalk with a car parked in that location with the parking the way it is now. There was discussion back in 2018 and he asked about extending no parking further down the road. Councilwoman Dietrich stated that the County is looking at this area of Main Street to see what can be done to make the area safer for the pedestrians crossing the road. Mr. Simpson asked if the no parking area can be extended even just one more car length. Council discussed one option is a sign that can be used by pedestrians to alert drivers that they're crossing.

John Kappler - Holland Ave. – Mr. Kappler said that when the Borough did the master plan a three-way stop or a bump-out on the curb on the Cocoluxe side were discussed so that pedestrians would not be obstructed by a parked vehicle there. Councilwoman Dietrich stated the County suggested that we work with a group to have them do a study to determine the correct solution.

MINUTES

Mayor Skinner asked if there was a motion and second to accept the Regular Meeting minutes of May 14, 2019. Councilman Caminiti motioned to accept the minutes, seconded by Council President Corigliano. Said motion was passed, with Councilwoman Dietrich abstaining.

Mayor Skinner asked if there was a motion and second to accept the Executive Session Meeting minutes of May 14, 2019. Councilman Sweeney motioned to accept the minutes, seconded by Councilman Caminiti. Said motion was passed, with Councilwoman Dietrich abstaining.

OLD BUSINESS

Liberty Park Renovations – Funding. Councilman Smith stated that this is a continuation of a discussion from the April 25th meeting. He stated that he was asked to provide two new prices. The lower price he could not get down to \$750,000. He instead got it down to \$850,000 by eliminating the lighting and the floating islands in the pond. The other price comes to \$1.1 million where Park Ave. is incorporated into the park. He would like to get a general consensus from the Council on the scope of the project so that the next month can be used to transition to the design phase.

Councilman Smith asked for thoughts on what everyone would like. He feels that Park Ave. should be incorporated into the plan. Councilwoman Murphy and Council President Corigliano both agree. Mayor Skinner stated that he has a big issue with the cost. Councilman Caminiti stated that he supports including Park Ave. and doesn't support cutting costs by eliminating the lighting and the floating islands. He continued that he believes the Borough has the money to complete this but he and Councilman Smith both voiced that they want to come in under the \$1.1 million. Councilwoman Dietrich stated that she agrees that the benefit is there to do the project with Park Ave. and they have the support of the community. Councilman Sweeney said he is on a different page and if the Borough budgets \$1.1 million he thinks that they'll need another \$500,000 further down the road because of the bid process. He said that unless the numbers have a lot of fat built into them, his experience has been that you can add 40-50% when you go out to bid on a project like this. He doesn't support putting in the lighting. He does like the idea of eliminating Park Avenue, but he does not want to spend the \$1.1 million.



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Councilman Smith said that if the bids come in high then the Borough is under no obligation to go with them. He said that the Borough hired Carter van Dyke because of his experience and so they're basing trust on this. He said that the Borough needs to move into a design phase at this time. Councilman Smith stated that it is his belief that the \$1.1 million is a do not exceed number. Councilman Caminiti stated that he believes that Council has the ability to keep this contained and although it's a big number this is a one-hundred-year project, this will be the cornerstone for some revitalization in the community in that area, and it's in strict alignment with the master plan. Mayor Skinner asked what happens when an unexpected expense occurs. Council President Corigliano noted that this is a legitimate concern and there has to be a contingency plan. Councilman Smith noted items that have been addressed. He said that if they were forced to dredge that would be an enormous problem but based on discussions this should not be necessary. He continued that the civil work around the pond does not require deep excavation and there is no real exposure there. Council President Corigliano agreed that he does not think there is a big risk of going higher and but if something happens, they would have to address it at the time and revise the plan.

Councilman Smith asked for a general consensus to move forward with the design phase beginning so that they'll know a whole lot more about the actual number. Mr. van Dyke had given a design cost of \$180,000. There is approximately \$50,000 to help get us through the design phase. Council President Corigliano asked why we are doing the water quality separately from the total park project. Councilman Smith replied that Mr. van Dyke is not a water quality expert and is relying on Princeton Hydro to address the water issues. Councilman Smith stated that it is specialized work and a civil contractor will not have the expertise. There was discussion regarding the bid that would go out for the general contractor. Council President Corigliano believes that the general contractor should be overseeing the well installation. Councilman Sweeney supported having control over the water quality work. Councilman Smith believes that the well needs to be completed before the work on the park begins. Council President Corigliano stated that he is a proponent of doing this as one project and not several projects, all under the supervision and responsibility of one general contractor. Councilwoman Murphy asked if the professional fees which were 18% and everyone felt they should be closer to 10% were discussed. Mr. Tietjen explained options for going out to bid. It was decided to go to Carter van Dyke to negotiate a price for the design phase.

NEW BUSINESS

Adding Old County DPW Site (Holland Ave.) to Recreation Open Space Inventory (ROSI)

Councilman Smith explained that there has been work done with the County on trails and there has been some preliminary permitting and survey work done for the footbridge. Since the Borough has title to the property and a dedicated use as a trail head for the bridge, he wants to get this on the ROSI list in order to protect the use of the property. Councilwoman Dietrich asked about the Lime Kiln property and considering adding it to the ROSI list in the near future.

MISCELLANEOUS DISCUSSION/APPROVALS

Grow NJ Economic Development Incentive Program



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Council President Corigliano asked for Council concurrence to send out the letter that was in the package. He explained that the County believes that things happening on the State level are not good for New Jersey's growth and business and economic opportunities and they suggested that towns get in touch with Legislators asking that they redirect future laws to hopefully grow New Jersey in a better way. The Council concurred that the letter should be sent out.

ORDINANCES

Mayor Skinner introduced **Ordinance 1075-2019** – An Ordinance Appropriating Certain Monies Held by the Borough of Peapack & Gladstone for the Paving of Various Streets Within the Borough. Councilwoman Murphy moved to pass the Ordinance at first reading, seconded by Councilman Sweeney. Council President Corigliano stated that the roads should be specifically listed and it was agreed that the ordinance will be amended to state the roads are Tiger Hill Drive, Louise Lane, and Trimmer Lane before it is advertised. Said motion as amended was passed unanimously. Mayor Skinner stated that Ordinance 1075-2019 is introduced and shall be published in summary in the Bernardsville News and the Public Hearing for said Ordinance shall be held on June 25, 2019 at 7:30 p.m. or shortly thereafter.

RESOLUTIONS

Mayor Skinner asked if **Resolutions 103-19, 106-19, 107-19, 108-19 and 109-19** could be considered as a consent agenda. Motion to approve these was made by Councilman Smith, seconded by Councilwoman Dietrich. Said motion was passed unanimously.

Resolution No. 103-19 Resolution for Renewal of Plenary Retail Consumption, Distribution Liquor Licenses for the Period of July 1, 2019 to June 30, 2019.

Resolution No. 106-19 Resolution Providing for the Insertion of a Special Item of Revenue in the 2019 Budget for the Click It or Ticket Enforcement Grant Pursuant to N.J.S.A. 40A:4-87 (Chapter 159 P.L. 1948).

Resolution No. 107-19 Resolution Providing for the Insertion of a Special Item of Revenue in the 2019 Budget for the Distracted Driving Crackdown Grant Pursuant to N.J.S.A. 40A:4-87 (Chapter 159 P.L. 1948).

Resolution No. 108-19 Resolution Providing for the Insertion of a Special Item of Revenue in the 2019 Budget for a Butterfly Garden at the Lime Kiln Pursuant to N.J.S.A. 40A:4-87 (Chapter 159 P.L. 1948).

Resolution No. 109-19 Resolution Authorizing Specific Payments that can be Made Outside of a Meeting.

Resolution No. 102-19 Resolution Accepting Flag from the Somerset County Democratic LGBT Caucus in Celebration of LGBT Pride Month was read. Motioned by Councilman Sweeney, seconded by Councilman Caminiti. There was discussion regarding the political party that provided the flag and that this opens the door for other organizations to make the same request. There was discussion regarding setting a



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policy how, where and when the Borough accepts flags. Said motion was not passed with everyone voting no and Councilman Smith abstaining.

Resolution No. 104-19 Authorizing a Lease Agreement with John R. Vitale, D.M.D. for the Park House Located at 181 Main Street, Peapack, NJ 07977 for the Term June 1, 2019 to May 31, 2021 was read. Motioned by Councilman Smith, seconded by Councilwoman Murphy. There was discussion regarding the lease and the construction being done on the park property and if this will cause a problem with the lease. It was stated that there should be a caveat in the form of a cover letter so that the tenant knows that there will be construction going on. Said motion was passed unanimously.

Resolution No. 105-19 Resolution to Reestablish Legislatively Expired Trails Committee as Sub-Committee under Environmental Commission was read. Motioned by Councilman Smith, seconded by Council President Corigliano. Council President Corigliano stated that he has some questions regarding the resolution. He asked why isn't it a subcommittee of its own, and also has Ron Kennedy been contacted to determine if he'll be chairperson. Councilman Smith stated that he has tried to speak with Ron Kennedy and has not been able to connect with him but they had discussed this upfront. Councilman Smith continued that he has spoken with the State and that other towns have the trails under the Environmental Committee. Councilman Sweeney thinks that this makes much sense. Said motion was passed unanimously.

BILLS LIST

Resolution No. 110-19 Approval of Bills as signed and listed on the Bill Payment List in the amount of \$659,233.69. Motion to approve was made by Councilman Sweeney, seconded by Councilman Smith. Councilman Caminiti asked about the bill from Spectrum regarding the pagers that were replaced. He also asked about the NJ Department of Community Affairs training fees and PO #19-00569 was pulled in order to look into this. Said motion with the exception of the one bill was passed unanimously.

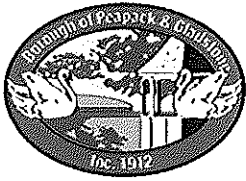
COUNCIL REPORTS

Finance – Council President Corigliano stated he has no report at this time.

Sanitation & Sewer – Councilwoman Murphy stated she has no report at this time.

Borough Property – Councilman Caminiti stated that the Borough Hall roof repair has been successfully completed. He stated that the Government energy aggregation program is moving forward and he should have some papers in place by the next meeting. He continued that the Borough and Matheny came to an agreement regarding traffic counter equipment and its placement. He gave a shout out to John Kappler and the team from the Environmental Commission and the Raritan Headwaters Association (RHA) for their work at Rockabye Meadow protecting the tree growth and removing invasive. He asked the Mayor to send a letter that he'll draft to RHA to thank them. Councilman Smith stated that also in the report was that volunteers planted 300 trees about two years ago and there was a 90% success rate.

Councilman Caminiti said that the tennis court at Komline has a substantial crack in it and the contractor who installed it in 2014 is no longer in business. The Borough is working on getting this repaired.



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Councilman Smith stated that we have to address the drainage on the courts or we'll have this problem again in another five years.

Fire – Councilman Smith stated that the hose pumper is active after the repairs. He continued that the Fire Chief, Fire Company President, and Fire Company members voted unanimously to recommend purchase of a new rescue truck to the Council and they will be at the next meeting to give a presentation.

Police– Councilman Sweeney stated he has no report at this time.

Roads & Transportation – Councilwoman Dietrich stated that last week several representatives of the Borough met with the County regarding the County roads. They discussed safety concerns on the County roads within the town. The Borough is looking into the purchase of speed signs that are more permanent for Holland Ave. and a button for pedestrians to press when crossing at Willow and Main. There was a pre-construction meeting about Mosle and the estimated start date is June 17th and work will last an estimated two days. The Borough is looking at the street-smart campaign program, which is free and will give input on improvements the Borough can make and provide education to residents. There are grants and educational programs for Holland Ave. for the sidewalks that the committee is looking into to see if the Borough is eligible.

Zoning & Construction – Mayor Skinner stated that he has no report at this time.

Legal – Mr. Bruder stated that he has no report at this time. There are several tax appeals that he's working through and will bring to Council when ready.

Administrator's Report – Mr. Tietjen stated that they are progressing on the time and attendance system and it should be up and running by first payroll in June. He discussed the personnel policy with the Personnel Committee members and will respond to their comments and will submit a final draft to Council at an upcoming meeting.

Mayor's Report – Mayor Skinner thanked those who attended the Memorial Day ceremony. It was well attended and the park looked great, and he thanked the DPW and police department for putting it on.

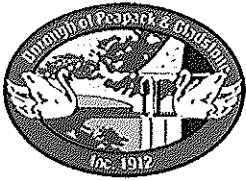
PUBLIC COMMENTS – 3 MINUTES PER PERSON – AGENDA ITEMS ONLY

John Kappler – Holland Ave. – Mr. Kappler stated that one idea for parking in front of Cocoluxe is to possibly paint parking spots. This would be much more efficient so that cars don't waste space and can also mark where the parking starts.

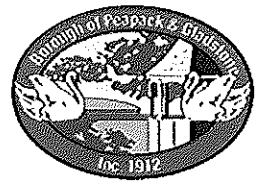
CONTINUED EXECUTIVE SESSION

Resolution No. 101-19 – Authorization for Executive Session for Certified Specified Purposes – Contract Negotiations – (a) Affordable Housing was read. Motion was made by Councilman Sweeney, seconded by Council President Corigliano. Said motion was carried unanimously.

Closed session started at 9:26 p.m.



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Public Meeting reconvened at 9:46 p.m.

Councilwoman Murphy explained the OSAC balance sheet and that there is basically \$800,000 more in cash than what was represented to the Council. She continued that she had been one of the people speaking against using open space money for some of these projects but realizing that there is \$2.5 million balance instead of \$1.6 million makes a big difference in her opinion. Mr. Tietjen confirmed that the money is solely open space tax that has not been transferred from the current fund over to the open space trust fund account. There was discussion regarding this.

There being no other matters to be addressed by the Governing Body at this time, a motion was made by Councilman Sweeney, seconded by Councilwoman Dietrich, that this meeting be adjourned at 9:50 p.m. This motion was carried unanimously.

Respectfully Submitted,

Nancy A. Bretzger

Nancy A. Bretzger, Borough Clerk