

**MAYOR & COUNCIL  
THE BOROUGH OF PEAPACK & GLADSTONE  
BOROUGH COUNCIL MEETING MINUTES  
AUGUST 20, 2019**

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The regular meeting of the Mayor and Council of the Borough of Peapack & Gladstone was held on Tuesday, August 20, 2019 at the Municipal Complex, 1 School Street, Peapack, New Jersey and began at 7:01 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 Sweeney

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. 139-19** – Authorization for Executive Session for Certified Specified Purposes – Contract Negotiations – Affordable Housing – DPW Teamsters was read. Motion was made by Councilman Caminiti, seconded by Councilwoman Dietrich. Said motion was carried unanimously.

Public Meeting reconvened at 7:32 p.m.

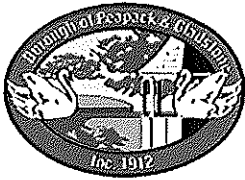
**SWEARING IN OF SPECIAL CLASS II POLICE OFFICER MICHAEL CALAFIORE**

Mr. Bruder swore in Special Class II Police Officer Michael Calafiore. Councilman Sweeney stated that Officer Calafiore comes from Carteret Police Department and lives in Somerset, Franklin Township. Mayor Skinner stated that Officer Calafiore stepped in and worked on the Jackson Ave. downed wires incident last week. The Council welcomed Officer Calafiore to the Borough.

**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.

Valerie Fraser – 88 Jackson Ave. – Ms. Fraser asked if anything could be done about the trucks that have pulled down the wires three times in the last few months. She suggested that the trucks need to control their speed and noted that there are pedestrians in the area and it's dangerous. She asked if there could be a stop sign added at the intersection. Mayor Skinner answered that Borough representatives including the Administrator, Fire Chief, OEM Coordinator, and the Officer in Charge are meeting with JCP&L tomorrow. He continued that he has noticed that the wires have been raised a little bit but they need to be raised more and this has to be coordinated with several companies. Mayor Skinner noted



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that the County won't put a stop sign there because an earlier traffic study showed that more accidents would happen because of the blind curve and the hill on Old Chester Road.

Steve Kinsey – Mosle Rd. – Mr. Kinsey stated that he read last week that the Borough still hasn't appointed a replacement police chief. He is disappointed it has taken 18 months. The reason the matter has taken time was explained to Mr. Kinsey. Mayor Skinner noted that the process of hiring is on the agenda tonight.

**MINUTES**

Mayor Skinner asked if there was a motion and second to accept the Regular Meeting minutes of July 30, 2019. Councilman Caminiti motioned to accept the minutes, seconded by Councilwoman Dietrich. Said motion was passed unanimously.

Mayor Skinner asked if there was a motion and second to accept the Executive Session Meeting minutes of July 30, 2019. Councilman Caminiti motioned to accept the minutes, seconded by Councilwoman Dietrich. Said motion was passed unanimously.

**OLD BUSINESS**

Council President Corigliano stated that at the last Council meeting Councilwoman Murphy brought up the idea of legislation pertaining to banning plastic bags in town. Council President Corigliano likes the idea of doing this for environmental reasons but he doesn't like adding laws unnecessarily. He said that he has an alternative idea to suggest. He would like to see if the Borough can get voluntary cooperation in not using plastics such as bags and straws from the vendors in town. Councilwoman Murphy said this is not unreasonable to try, especially in the short term, as there may be something in the works through Trenton. Councilman Sweeney stated that this could be voluntary plus it could be a marketing opportunity with some kind of seal or sign for the retailers to place in their windows. Councilwoman Murphy said that she will speak with the Environmental Committee in September.

Mayor Skinner stated that he, Mr. Tietjen and Councilman Smith met with the water company on Monday and that they are flushing their water system by running the fire hydrants. This has to be done to move stagnant water out of the system. The Borough has asked the water company to have the water flow into the pond in Liberty Park rather than into the storm drains. Mayor Skinner noted that the water company has this already in the Pottersville area where this is done automatically with the amount of water tracked and they would like to do this in the Gladstone area. This could help the Borough improve the pond water movement and quality. Councilman Caminiti cautioned that the Borough has to notify the DEP about the quality of the water that flows out of the pond into Peapack Brook. He continued that this may not be a substitute for the well because it is tied to a seasonal need. Mr. Tietjen will bring this to the attention of the Borough Engineer.



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**NEW BUSINESS**

There was no new business.

**MISCELLANEOUS DISCUSSION/APPROVALS**

Facilities Usage Application from Boy Scouts of America – Patriot’s Path Council for use of Komline Park on October 12 and October 21, 2019. Councilman Caminiti asked about the time for the second date because it will be dark in the park at that time. Councilwoman Murphy asked if the park will be closed during the events and was told that it would not be necessary. She also asked about number of attendees, which is estimated at 40. Council gave concurrence with the qualification that the time needs to be earlier on the second date.

Facilities Usage Application from Peapack Gladstone Fire Department for use of Liberty Park and Closure of Park Avenue for Annual Car Show September 28, 2019. There is a rain date one week later on October 5, 2019. Council gave concurrence.

Draft Ordinance for Energy Aggregation Program. Councilman Caminiti asked if there were any questions. Councilman Caminiti stated that Mr. Bruder did the work on this ordinance. The Council gave concurrence and asked for the ordinance to be introduced at the next meeting.

**ORDINANCES**

Council President Corigliano asked for a motion and second to open the Public Hearing for **Ordinance 1077-2019 – An Ordinance Appropriating Certain Monies Held by the Borough of Peapack & Gladstone for the Purchase of Office Furniture.**

Council President Corigliano moved to open the hearing for Public Comment for **Ordinance 1077-2019 – An Ordinance Appropriating Certain Monies Held by the Borough of Peapack & Gladstone for the Purchase of Office Furniture**, seconded by Councilwoman Murphy. Said motion was carried unanimously.

Michael Seboria – 10 Tiger Hill Dr. – Mr. Seboria asked what the process is for buying furniture. Council President Corigliano answered that the Borough Administrator had come to the Council several months ago with a proposal to restructure the departments so that all employees are on one floor to benefit the residents visiting the building. The cost is approximately \$22,000. Mr. Seboria said that this sounds like a great deal of money to move people around.

Councilman Caminiti moved to close public comment for **Ordinance 1077-2019 An Ordinance Appropriating Certain Monies Held by the Borough of Peapack & Gladstone for the Purchase of Office Furniture**, seconded by Council President Corigliano. Said motion was carried unanimously.

Mayor Skinner asked if there was a way to get free furniture as done recently. Mr. Tietjen responded that the police department lucked out by getting furniture on the first day that it was being given away while the finance department, which got furniture free later, did not do as well. The finance department furniture was poorer quality and is already falling apart.



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Councilman Caminiti moved to Adopt **Ordinance 1077-2019** – An Ordinance Appropriating Certain Monies Held by the Borough of Peapack & Gladstone for the Purchase of Office Furniture, seconded by Council President Corigliano. Said motion was carried unanimously.

Mayor Skinner introduced **Ordinance 1074-2019** – An Ordinance Repealing Chapter IX, “Personnel Policies” of the Borough Code of the Borough of Peapack & Gladstone, County of Somerset, State of New Jersey. Councilwoman Murphy moved to introduce the Ordinance at first reading, seconded by Councilman Caminiti.

Councilman Sweeney stated that he has a problem with introducing the ordinance because he has not seen a final version of the policy the Borough wants to introduce. He asked the Administrator to forward a redlined version of the Personnel Policy.

Councilman Sweeney motioned to table **Ordinance 1074-2019**, seconded by Council President Corigliano. Said motion was carried unanimously.

**RESOLUTIONS**

Mayor Skinner polled the Council to determine if **Resolutions 140-19, 141-19, 142-19, 143-19, 144-19, 145-19, 147-19 and 148-19** could be voted as a consent agenda. For **R-140-19**, Council President Corigliano asked about payment for the Apgar Associates survey and Mr. Tietjen responded that he spoke with the Property Committee and this will be from the Open Space Trust. Councilman Sweeney explained **R-148-19** and Council discussed that approval will be subject to review by the Borough Attorney. There will be two contracts with the Chief’s Association, one for a written test and one for an oral test. Motion to approve these was made by Council President Corigliano, seconded by Councilwoman Murphy. Said motion was passed unanimously.

**Resolution No. 140-19** Resolution to Enter Into an Agreement with Apgar Associates for Surveying & Engineering Services for Survey of Block 29, Lots 11, 15 & 15.01 (Brook Street & Railroad Ave.).

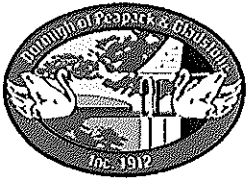
**Resolution No. 141-19** Award of Bid for the Liberty Park Test Well to Samuel Stothoff Company for \$43,075.00.

**Resolution No. 142-19** Resolution to Enter Into a Professional Service Agreement with Carter VanDyke Associates for the Design, Bid Documents & Construction Management of Liberty Park Renovations.

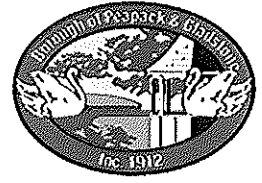
**Resolution No. 143-19** Approving an Alcoholic Beverage Commission Social Affairs Permit from Essex Fox Hounds for the Essex Fox Hounds Masters’ Chase for the Benefit of the Countryside Alliance of Somerset Hills, a NJ NonProfit on October 5, 2019.

**Resolution No. 144-19** Resolution Accepting a Resignation Letter from Adriana McKenna, Tax Assessor Secretary.

**Resolution No. 145-19** Authorizing Execution of a Memorandum of Understanding Between the Borough of Peapack & Gladstone and Affordable Housing Developer, the Alpert Group.



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**Resolution No. 147-19** Resolution Approving the Corrective Action Plan for the 2018 Audit.

**Resolution No. 148-19** Resolution Authorizing Agreement Between the Borough of Peapack & Gladstone and the New Jersey Association of Chiefs of Police, Inc. for a Written Examination for Promotion and an Oral Examination for Promotion for the Position of Police Chief.

**BILLS LIST**

**Resolution No. 146-19** Approval of Bills as signed and listed on the Bill Payment List in the amount of \$1,552,049.81. Councilman Caminiti asked about Torsilieri payment for a white oak tree. Councilman Caminiti asked whether there should be two postal meter rentals and Ms. Bretzger confirmed that the Borough is in the process of switching over to a new equipment lease at a lower cost and there was this one time overlap. The overlap cost would be covered by the new supplier. Motion to approve was made by Councilman Sweeney, seconded by Councilwoman Murphy. Said motion was passed unanimously.

**COUNCIL REPORTS**

Finance – Council President Corigliano stated that he has no finance report but he does have an affordable housing report. The Borough has an affordable housing compliance hearing in Judge Miller’s court later this month. There has been activity because a gas station was approved for the American Legion property which was one of two properties where the Borough had allocated affordable housing so now it won’t be available. Also, Matheny has stated that they will not be able to build group homes on their property because they will lose their funding from the Department of Development Disabilities. The Affordable Housing Committee has therefore needed to pursue other options in order to satisfy our obligation. One has been discussed with Council in Executive Session: the committee has been in talks with Finpro. About a year ago Finpro had come to the Land Use Board asking for a variance to convert their building to partially residential by putting an addition on it. The Committee approached Finpro and asked if they would be interested in building affordable housing and group homes on their property. The Borough is speaking with Judge Buxbaum and Kevin Walsh from Fair Share Housing Center. The Borough is looking at a potential revision to our affordable housing plan to replace the Matheny obligation and the American Legion/Elks site with affordable units on the FinPro site.

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

Borough Property – Councilman Caminiti stated that he has four items. He met with Mayor Skinner at the Fire House regarding the designated permitted spaces at the parking lot there. The parking spots closest to the bridge and crosswalk need to be reserved for the patrons. Ms. Bretzger stated that her office has received complaints and has contacted the businesses about using the parking passes that will be provided quarterly upon payment of the parking permit fees. The businesses were asked to tell their employees that they need to use the permitted spots or may be ticketed. Scott Hanna with DPW will get signs posted that used to be there indicating the spaces that are for only up to two-hour parking.

Councilman Caminiti continued that the cracks are getting bigger at the tennis courts at Komline Park and the Borough is gathering quotes for the repair work. The first quote was high so he wants to explore some other options. DPW has been asked to remove some of the wood around the asphalt that may be trapping the water and exasperating the problem. It was asked if there was a warranty on the courts. The answer is no and the company that installed the courts is out of business.



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Councilman Caminiti stated that regarding the Liberty Park dam inspection, the dam height is exactly at the threshold for getting registered. In order to be prudent for reasons of safety and liability, the Borough retained the services of Princeton Hydro to facilitate the dam inspection. The inspection shows the dam is in good shape structurally. The dam is now registered with the Office of Dam Safety so it is on their radar but the Borough is working to make sure that the dam stays in an unregulated status so that we don't have to submit regular inspection reports and incur regular maintenance costs. Mr. Tietjen stated that we're arguing that the dam is on the cusp of a dam but if the DEP classifies the dam as a class three or four dam then we will fall under their regulations.

Councilman Caminiti stated that regarding the Matheny traffic counter, nothing has been completed at this time.

Fire – Councilwoman Murphy stated that discussions about the rescue truck have been postponed because Councilman Smith is undergoing eye surgery.

Council President Corigliano said thank you to the First Aid Squad for their monthly report as it is nice to see the numbers. Mayor Skinner gave a short explanation about the numbers.

Police – Councilman Sweeney noted that he had two follow-up items. He reached out to the Officer In Charge about the gas consumption issue that was brought up by Councilwoman Murphy last month and was told that because car #5 has been out of service, the numbers for the other cars have gone up. The department will do what they can to reduce gas consumption.

Councilman Sweeney stated that at the last meeting there was discussion about forming a CERT team and he asked if Mr. Tietjen contacted the Risk Manager. Mr. Tietjen stated that the Risk Manager said that Statewide would prefer that the Borough go with the County CERT team but if the Borough wishes to form their own team they want the assurance that we would only act within the boundaries of the Borough but if they went outside we would need an inter-local agreement to do so. Kingsley Hill, the OEM Coordinator, said that we would use the County and do a formal mutual aid agreement depending on the number of people needed as responders. Mayor Skinner said the Borough can look into a County-wide CERT team mutual aid agreement. Councilman Sweeney asked for consensus to go forward with supporting formation of a CERT team subject to the limits of the Risk Manager. Council gave consensus.

Roads & Transportation – Councilwoman Dietrich reported that the paving project for Louise Lane, Trimmer Lane and Tiger Hill Drive has been delayed by the contractor again. The milling is scheduled for August 29<sup>th</sup> and 30<sup>th</sup> right before the holiday weekend and paving is scheduled for the following Tuesday and Wednesday before school opens. She stated that Mr. Tietjen is in touch with the school district to let them know about the work. Councilwoman Dietrich continued that we are waiting from the State for the status of Highland Ave. paving. Mr. Tietjen said that he and the Borough Engineer call NJDOT every other day but if this gets released by the end of September the bids will take time and the work probably won't happen until early Spring 2020. Council President Corigliano said that we had verbally promised in a meeting that this would be paved this year so please continue trying. Council President Corigliano also noted that the DPW had marked and cut around storm drains on Highland Ave. earlier this year in order to prepare for paving and this work needs to be completed before paving starts. Councilwoman Dietrich asked for confirmation that this is on track Louise Lane, Trimmer Lane and Tiger Hill Drive and Mr. Tietjen confirmed that the work that the DPW has to do is completed.



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

Legal – Mr. Bruder stated that he received the title reports for the three lots that pertain to the Rock-a-bye Meadow bridge. There is nothing on the reports that will impede the project if it goes forward.

Mr. Bruder also stated that he also received the signed agreement back from Hamilton Farms on the affordable housing fees and they should be making a payment within 30 days.

Administrator's Report – Mr. Tietjen stated that there is a new sound system installed in the Council room and there are four ADA compliant listening devices that we will put a message out about this on PG Notify. He continued that the State has contacted us to spend money from Recycling Tonnage so he and the Clerk will have educational material for the residents and a resident give-away. Council discussed the recycling containers that will be rolled out in the future in the Borough.

Mayor's Report – Mayor Skinner stated that there will be a meeting with JCP&L tomorrow morning and one of the topics that will be discussed are the downed wires on Jackson Ave. He also said that the 9-11 Borough ceremony in the park will need to have some Council representation and he encouraged residents to attend. Councilman Corigliano offered to speak. It is at 8:30 a.m.

**PUBLIC COMMENTS – 3 MINUTES PER PERSON – AGENDA ITEMS ONLY**

Mayor Skinner asked the Public if anyone wanted to come forward to speak on Agenda Items Only.

Mike Seboria – 10 Tiger Hill Drive – Mr. Seboria said he had three items. He asked that a notice to residents get sent out regarding the work on Tiger Hill Drive. He said that the Borough has taken money out of Open Space tonight for the Apgar resolution and since he is the Chairman he asked for a listing of what is coming out of open space trust fund and he wants to know if in the future the Committee can be kept posted on what is being taken out. He wants to know what their budget looks like. Lastly, he stated that Pfizer annually gets rid of all of their furniture and he would encourage the Borough to call them and find out what they have before spending the money discussed tonight.

Steve Kinsey – Mosle Road – Mr. Kinsey asked why has it taken so long to move forward with the interview process for the chief. Councilman Sweeney stated that for this year at least there has been an internal disciplinary issue that could possibly lead to litigation so the Borough is being methodical about the steps they're taking. Councilman Caminiti stated when the County came in they gave a list of changes to be made and that this does take time. Councilman Caminiti continued that in the absence of a chief he believes that there has been no compromise to residents' safety with the Officer In Charge.

There being no other matters to be addressed by the Governing Body at this time, a motion was made by Councilman Caminiti, seconded by Councilwoman Dietrich, that this meeting be adjourned at 8:43 p.m. This motion was carried unanimously.

Respectfully Submitted,

Nancy A. Bretzger, Borough Clerk