



**MAYOR & COUNCIL
THE BOROUGH OF PEAPACK & GLADSTONE
BOROUGH COUNCIL MEETING MINUTES
SEPTEMBER 24, 2019**



The regular meeting of the Mayor and Council of the Borough of Peapack & Gladstone was held on Tuesday, September 24, 2019 at the Municipal Complex, 1 School Street, Peapack, New Jersey and began at 7:30 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

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.

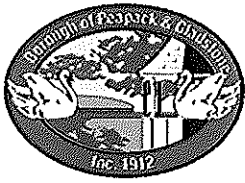
Pat Ciotta 14 Saint John's Drive, Gladstone – Mr. Ciotta stated that he has come to see if the Council can help with the road that he lives on as it's in disrepair and he has documentation that states the Sisters of St John, who own the private road, should be maintaining the road. Mr. Tietjen explained the steps taken by the Borough since the last Council meeting that include involving the Zoning Officer to enforce the property maintenance ordinance and working with the Township of Mendham in contacting the Archdiocese of Paterson. Mr. Tietjen explained that he expects a response from attorneys representing the Archdiocese and the Sisters. Councilman Sweeney said that the Borough has the maintenance agreement and he also found a deed restriction recorded by the Sisters that memorialize that they are required to maintain the road. Mr. Ciotta reiterated that the road is bad. Mayor Skinner noted that he drove up the road the other day and agrees. Mr. Ciotta said that the sisters could have a contract with Toll Brothers but they just will not move on this.

Ken Tiger – 14 Saint John's Drive, Gladstone – Mr. Tiger thanked the Council for working on this matter.

MINUTES

Mayor Skinner asked if there was a motion and second to accept the Regular Meeting minutes of September 10, 2019. Councilman Smith motioned to accept the minutes, seconded by Councilman Caminiti. Said motion was passed unanimously.

Mayor Skinner asked if there was a motion and second to accept the Executive Session Meeting minutes of September 10, 2019. Council President Corigliano motioned to accept the minutes, seconded by Councilwoman Dietrich. Said motion was passed unanimously.



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OLD BUSINESS

Mayor Skinner noted that there are members of the Fire Department present and so he moved the discussion of the Fire Department request for a new rescue truck ahead of other old business.

Continuation of discussion with the Borough of Peapack & Gladstone Volunteer Fire Department Regarding Request for Purchase of a new Rescue Truck.

Councilman Smith thanked the Fire Department for their presentation in June and he asked if any Council members had questions. Councilman Smith asked about the price quoted from Houston Galveston Co-op and why we used that particular cooperative and if pricing could come from others. Chief McDermott responded that they spoke with other departments and determined that this one has the best pricing. Councilman Smith also asked if they obtained a lump sum or was there a base price with options, and was told that they obtained lump sum pricing only. Councilman Smith asked if the Pierce commercial rescue vehicle was looked at, and noted that it would seat one driver and have three air pack seats. Chief McDermott stated that the truck they are looking at moves the seating to the cab from the walk-in box. Chief McDermott noted that they opted to go with custom rather than commercial because it is a little bigger, holding one driver and five air pack seats.

Mayor Skinner asked about the pricing mentioned earlier, and noted that he understood that the Fire Department had originally been given a higher price and they brought it down to a more reasonable cost (\$703,000). Chief McDermott responded that the original cost that they were given they believed was onerous so they did spec out certain items that they considered wish list items such as a refrigerator. He noted that there are not option prices on every detail on the truck.

Councilman Sweeney asked the members on the dais if anyone has a concern with replacing the rescue truck. Councilman Smith stated that he feels that it should be replaced at this time but he is concerned about the price of a custom instead of a commercial vehicle. Councilman Sweeney stated that he is hearing Councilman Smith say that there is a recognized need for the replacement of the rescue truck but what we're replacing it with and for how much are the outstanding issues. Councilman Smith stated that it is his opinion that there is a need. Mayor Skinner stated that the current truck seats 12, and so going to six is a big enough step; he thinks it's a huge loss to drop to transporting four. Chief McDermott stated that it depends on the call as to how many firefighters respond.

Councilman Caminiti stated that he had written his questions down and forwarded them to Kingsley Hill, but Chief McDermott said that he has seen them also. Councilman Caminiti asked about membership. Chief McDermott stated that the department has stayed stagnant, not losing anyone and gaining one new member recently. Councilman Caminiti asked if there was anything that the Council can do to help support membership. Mayor Skinner said that if the Borough had to go to a paid department, it would cost a great deal and so we need to encourage volunteers. Chief McDermott stated that it helps when hiring Borough employees, if they have firefighting and EMS skills those are of value for daytime responses.



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Councilwoman Murphy stated that she understands why they are looking for the new rescue truck since it is the work horse of the department, and asked about the pumper that will be needed in the next few years. Chief McDermott responded that if they were to refurbish the pumper it could do just what it does now but they really need the extra space and rescue capabilities. Chief McDermott explained about the ISO rating. The Borough can refurbish the pumper and get approximately ten to 15 years more use of that vehicle.

Councilman Caminiti noted that the fire department has mutual aid agreements for specialized responses and in addition to coordinating training and capabilities he asked if equipment is shared. Chief McDermott answered that the department has coordinated with other local departments to do different rescues and this includes having the equipment. These include surface ice, swift water and confined space responses.

Councilwoman Dietrich asked what the financing options are. Council President Corigliano explained that there are monies in the capital fund but the bottom line is that the Borough would have to borrow through BANs and then later go out to bond. The Borough currently has no BANs. The bond would be for a 20-year period, and net cost would be about \$1.2 to \$1.4 million all-in over the term of the bonds to buy something this expensive. Councilwoman Dietrich stated that this is part of our decision making but she feels this is a worthwhile purchase. Council President Corigliano noted that this would be approximately \$60,000 to \$70,000 a year.

Councilman Caminiti asked about the amount of equipment that goes on the truck, going back to the slideshow from June's meeting. Chief McDermott stated that the equipment that the department carries is usually what they may need, and he said in some instances they're probably a bit light on some equipment. Chief McDermott continued that there was a call about a year ago and they had to string rope together to get down the embankment to rescue the individual. Councilman Caminiti asked if the proposed truck would fit into the bay and was told that is not an issue. Councilwoman Murphy asked if it will fit up driveways and was told that this isn't an issue for the most part.

Councilman Smith asked Mr. Tietjen if the Borough has an obligation to a particular Co-op for the purchase. Mr. Tietjen explained options that could be used for the purchase of the vehicle, including going out to bid. Mr. Tietjen continued by saying that the Borough can use the Houston Galveston Co-op and also the New Jersey Co-op, but he is not sure if the Borough can purchase from other Co-ops like Councilman Smith has brought up. Chief McDermott stated that as part of their due diligence and as indicated during their presentation, they have looked at other manufacturers and apparatus. Council President Corigliano asked if you went with a different manufacturer do you have some idea what the cost would be. Chief McDermott responded that Whitehouse Rescue bought a similar truck from a different manufacturer two years ago and it is in the ballpark. Mayor Skinner stated that he recalls that a truck that was purchased had many problems with maintenance and warranty, and Chief McDermott stated that that manufacturer had gone out of business.

Councilman Smith brought up the option to put the monies up front. Chief McDermott noted that the price quote is good for this year and will go up at the start of the year. Councilman Caminiti asked about the replacement urgency on the rescue truck. Chief McDermott noted that he can't say that it's unsafe, it's just getting old. Councilman Smith asked if Mr. Tietjen could do due diligence about the cost of the



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vehicle and Mr. Tietjen responded that he advises that at this point the options are the Houston Galveston contract, the NJ State contract or go out to bid. Council President Corigliano stated that he feels that the Houston Galveston Co-op has the biggest savings for what the fire department proposes. Councilman Smith brought up a custom heavy rescue vehicle and a commercial rescue vehicle through a Louisiana buying co-op that are priced competitively, but he can't make comparisons to what the Borough is looking at because the details aren't available to him.

Councilman Sweeney asked the Council again if there is a Council consensus about replacing the rescue truck this year and does the Borough go with the fire department's recommendation. Councilman Sweeney stated that he is in favor of it. Councilman Smith is in favor of it. Councilman Caminiti stated that he is undecided about whether this purchase is the right decision at this time. Mayor Skinner stated that the Council members need to rely on the subject matter experts, the fire department, and trust their judgment as to what they need to keep our residents safe. Councilman Caminiti asked if there was third party input available in order to get more information. Councilman Caminiti continued that he wants to make sure we are giving the fire department everything that they need, but the sky is not the limit. Councilman Sweeney said that the fire department's presentation supported that there was need to replace the rescue truck. Councilman Caminiti stated that he is in agreement that a rescue truck is needed but not necessarily what the fire department is requesting.

Council President Corigliano thanked the fire department for what the fire department does and that the residents do appreciate what the volunteers do. Council President Corigliano continued that he has no doubt that the committee took everything into consideration and came up with the best vehicle to suit their needs. He noted that we have to amortize the cost over 2600 residents as compared to Bernards Township, who can amortize the cost of such a purchase over 26,000, so the cost is a big factor and every bit helps in keeping taxes reasonable and the Borough affordable.

Council President Corigliano asked about an idea of a pumper rescue combination vehicle. Chief McDermott stated that a combination vehicle would be so large it would probably not fit in the fire house. They carry a large amount of supply hose because of the size of some homes, the lengths of driveways, and the availability of water. Council President Corigliano said that he was told that when the first rescue truck was purchased the town gave the Fire Company \$150,000 and was told to make it work. Council President Corigliano asked why the fire department didn't come to Council first to ask what was affordable. Chief McDermott stated that they put a committee together to come up with a truck that they felt would benefit the residents for the next 25 years. They did cut down to the minimum amount on the truck which could be used for the next 25 years. Mayor Skinner stated that the fire department has been saying for years that they need a rescue truck and at no point in time did the Council give a number that they could spend.

Council President Corigliano asked what grants and donations have been explored and Chief McDermott said that they've received one grant five years ago for air packs, they would welcome help with getting grant money. Councilman Smith stated that he has looked into grants from FEMA's Aid to Firefighters program. Councilman Smith continued that the program hasn't been open this year and that the amounts are not much. Mayor Skinner stated that grants he's aware of aren't going to be awarded to our Borough. Council President Corigliano believes that we should explore grants and donations as an



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obligation to the residents. Council President Corigliano asked what the existing vehicle can be sold for. Chief McDermott answered about \$15,000 and that County OEM was interested in acquiring it. Council President Corigliano asked if the option was considered to put the box onto a new chassis. Chief McDermott stated that he doesn't think this would give them enough of the additional space they're looking for.

Councilwoman Murphy stated that she wants them to have a new rescue vehicle with what they need but asked if there was more fat that can be trimmed off. Chief McDermott said they worked hard to get it to where it is. During the three-year time that they've been discussing the truck, there's been a 12% increase in the cost of steel plus a 3% increase each year in overall cost. Chief McDermott noted that the length of time to manufacture can be six months to a year to complete but the Borough can lock into the contract so the price will not go up.

Council President Corigliano said that there is no reason to defer this for a long period of time but there is some legwork on Council's part to do. He continued that they can explore other purchase options and grants. Council President Corigliano said to Chief McDermott that if there is a substantial savings in having two different manufacturers, then they need to consider that. Councilman Smith said that he, Councilwoman Murphy, Mr. Tietjen, Chief McDermott and Kingsley Hill could look at different options and come up with a final recommendation before the next meeting and Chief McDermott said the fire truck committee should be included in this. Mayor Skinner added that we have to move on this because the cost will increase at the start of each new year.

Council President Corigliano asked if the Borough has to have the total price of the truck budgeted for the year in order to approve the capital spending ordinance or can it just be the amount of the deposit. Mr. Tietjen will check with the auditor. Council President Corigliano stated that Council should be aware that they budgeted \$350,000 for 2019 and that we can't change the capital budget at this time. This will cover the deposit but not the full cost.

Liberty Park Renovations – Update, Funding

Councilman Smith explained that the well driller, Borough Engineer and Mr. Tietjen will meet on Friday for a pre-construction meeting onsite. The drilling of the actual test well will be determined at the meeting. He continued that the Dam study is underway and tomorrow there is a conference call with Princeton Hydro to discuss this. The Borough is trying to work informally with the NJDEP to avoid having to follow dam regulations, as it is just at or below the level. Councilman Smith stated that the third issue is that considering having the male swan neutered. He would like general consensus to neuter the swan. The Council stated that they do not have a problem with neutering the swan.

NEW BUSINESS

Councilman Sweeney stated that Officer-in Charge (OIC) Stephen Ferrante came in to speak about speeding on Mendham Road and Main Street so he would like to move the Police Report to now. OIC Ferrante said that he responded to the social media buzz and that he encouraged residents to come to tonight's meeting because he prefers to address these problems face to face. He continued that the department gets complaints probably two to three times a week about speeding and they address these the best they can. OIC Ferrante noted some statistics, including that they stop on average of fourteen



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cars per day for various violations. He noted that there are one to two officers on at any given time and they can't physically cover all spots. He continued that the department uses radar signs, usually posted where there has been a complaint, and they review this information including number of cars, peak hours, and what the speeds are. They put these on Willow Ave., Holland Ave., and Mendham Rd. and they've found that there's not a speeding issue on these roads. OIC Ferrante encouraged residents who think there is speeding in their neighborhood to sit in the police vehicle to see the actual radar readings because determining actual speed can be hard if you're not trained to do this. OIC Ferrante stated that one officer ran 218 plates in just over one hour on Mendham Road and four cars were stopped for speeding, which he concluded was a low number.

Councilman Sweeney said that even if radar signs aren't deterrents, he does think that these make drivers more aware of their speed. Councilman Sweeney also said that he likes when an empty police vehicle is positioned to deter speeders. Council President Corigliano said that OIC Ferrante's explanation was compelling and reasonable and that the data collected from Willow Ave. a few weeks ago support him. Council President Corigliano asked if OIC Ferrante knew if any Boroughs have traffic cameras. Mayor Skinner responded that as per NJ law there can't be speeding cameras. Council President Corigliano also supported OIC Ferrante in his comment about responding to residents' concerns in person instead of over social media. Mayor Skinner stated that residents should call the police because the department doesn't see social media posts live. Councilwoman Murphy said that she stands on Willow Ave. and thinks that 1 out of every 10 to 12 cars are speeding and she has received feedback from residents so the police need to take to heart what people are saying. She continued that they want to see the police out there, especially when the school buses are out. OIC Ferrante stated that they every year for the first week or two of school starting they trail the buses but inevitably as soon as they stop, they get a call that someone has passed the bus illegally. OIC Ferrante reiterated that residents ask an officer to look at the actual radar readings. Councilwoman Dietrich brought up the County's Street-Smart Program which is a study that the Borough is planning to do in the Spring that would help the Borough educate the community and will include the police.

Valerie Pawlowski – 61 Main St. – Ms. Pawlowski said that she has seen more and more people come through town because of navigation systems. She said that someone almost hit her coming out of her driveway and wanted to know how she would report careless driving so that the police could keep track of incidences. OIC Ferrante responded with suggestions on how to file a complaint.

Peggy McFarland – 50 Mendham Rd. – Ms. McFarland stated that she lives near a yellow recommended speed limit sign and that no one observes this recommended speed. She continued that residents expect that drivers should be going this recommended speed and that there have been accidents here and OIC Ferrante noted that this can't be enforced although it's recommended for safety.

John Kappler – Holland Ave. – Mr. Kappler noted that as part of the master plan it was discussed that four-way stops be used at Willow, Holland Ave. and Mosle. These could be deterrents to drivers who are using GPS and routing through town to avoid highways. Mr. Kappler added that the Borough could bump out the curb line so that pedestrians are almost in the flow of traffic which greatly increases their visibility. Councilwoman Dietrich responded that the Street-Smart safety study will help us understand this more and that the Borough will also continue discussions with the County.



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Change of Parking time limits on Main Street to 4 hours – Councilman Caminiti stated that he and Mayor Skinner met at the Fire Department parking lot and looked at the permitted, numbered spots that are used by the local businesses and the Borough wants to make sure that these are used so that the other parking spaces closest to the bridge and on the west side of Main Street would be for short term, up to four hours, customer parking. The ordinance is being adjusted accordingly and DPW will install signage. Councilman Caminiti continued that the local businesses that pay for the permitted parking are being contacted so that they know to use permitted spaced only. Mayor Skinner asked about the two-hour restriction because in the past the Borough didn't want people parking there and going to the train. Ms. Bretzger noted that only one section is being changed to four-hour parking because of the hair salon. She continued that Main Street near Gladstone Market will remain at two-hour parking. Ms. Bretzger stated that there is nothing in the ordinance that says that the fire house lot parking is restricted to two hours but that the discussion is open to see what Council would like to do about the different parking areas.

Fire House Parking Lot – Public & Permit Parking –Ms. Bretzger stated that there have been complaints about the parking permits so the Borough is working on a solution. There have been employees ticketed for parking outside of designated permitted parking and the employees are being told that they need to use the paid for spots. Mr. Tietjen stated that the Borough and the Police Department are working together to resolve this.

OIC Ferrante stated that there have been multiple complaints regarding parking at 85 Main Street. The Hamilton Courts Apartments have hired an outside company to enforce parking and if they find someone in violation of Title 39 or any of the parking restrictions, they've been placing a "barnacle" on the windshield which makes the vehicle undriveable. He proposes that the Borough creates an ordinance that clarifies what these outside companies can come in and enforce. He said that in one instance a woman who has a handicap placard but forgot to hang it had to pay the company the \$225 fine in order to get the barnacle removed, and if this had been the police who had issued the summons she could have come to court and had this dismissed. Mr. Bruder will coordinate with OIC Ferrante to address this.

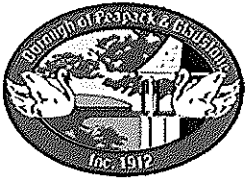
MISCELLANEOUS DISCUSSION/APPROVALS

Raffle License Application No. 06-2019 for St. Luke's Church for Off Premise Merchandise Raffle to be held at St. Luke's Church on December 8, 2019.

Ms. Bretzger requested a consensus from the Council to allow the raffle to take place in Peapack & Gladstone. The Council concurred that the application could go forward.

ORDINANCES

Mayor Skinner introduced **Ordinance 1079-2019** – An Ordinance Repealing Chapter IX, "Personnel Policies" of the Borough Code of the Borough of Peapack & Gladstone, County of Somerset, State of New Jersey. Councilman Smith moved to introduce the Ordinance at first reading, seconded by Councilwoman Murphy.



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Mayor Skinner stated that **Ordinance 1079-2019** is introduced and shall be published in summary in the Bernardsville News and the Public Hearing for said Ordinance shall be held on October 22, 2019 at 7:30 p.m. or shortly thereafter.

Mayor Skinner introduced **Ordinance 1080-2019** – An Ordinance Amending Ordinance #1046-2017 to Appropriate Additional Monies Held by the Borough of Peapack and Gladstone for Improvements to Liberty Park. Councilwoman Murphy moved to introduce the Ordinance at first reading, seconded by Councilman Caminiti.

Council President Corigliano explained that earlier in the year the Council budgeted \$150,000 for the start of Liberty Park. At the last meeting, Council approved a contract with Princeton Hydro so the account needs to be funded, the monies will be allocated from the Open Space and Recreation Trust fund. Councilman Smith stated that this is on account of encumbered money that is not yet spent.

Mayor Skinner stated that **Ordinance 1080-2019** is introduced and shall be published in summary in the Bernardsville News and the Public Hearing for said Ordinance shall be held on October 22, 2019 at 7:30 p.m. or shortly thereafter.

RESOLUTIONS

Resolution No. 159-19 Renewal of Plenary Retail Consumption License for the Period of July 1, 2019 – June 30, 2020 – 1815-33-005-012 (BHT, Inc.) was read. Motioned by Council President Corigliano, seconded by Councilwoman Murphy. Said motion was passed unanimously.

Resolution No. 160-19 Award of Bid for the Highland Avenue Resurfacing Project to Fischer Contracting, Inc. for \$199,782.05 was read. Motioned by Councilman Caminiti, seconded by Council President Corigliano. Said motion was passed unanimously.

Resolution No. 162-19 Resolution Providing for the Insertion of a Special Item of Revenue in the 2019 Budget for NJ DOT Grant Pursuant to N.J.S.A. 40A:4-87 (Chapter 159, P.L. 1948) was read. Motioned by Councilman Sweeney, seconded by Councilwoman Murphy. Said motion was passed unanimously.

BILLS LIST

Resolution No. 161-19 Approval of Bills as signed and listed on the Bill Payment List in the amount of \$185,606.00. Motion to approve was made by Councilman Smith, seconded by Councilman Caminiti. Said motion was passed unanimously.

COUNCIL REPORTS

Finance – Council President Corigliano stated that he has no update.

Sanitation & Sewer – Councilwoman Murphy stated that she has no update.



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Borough Property – Councilman Caminiti stated that he spoke with Ron Kennedy and the Matheny traffic counter has been ordered and should be in within the next 45 days.

Fire – Councilman Smith stated that this Saturday is the Fire Department’s Car and Coffee Show from 9 a.m. - 1 p.m. and he hopes everyone comes out and has a good time.

Police – OIC Ferrante spoke earlier in the meeting.

Roads & Transportation – Councilwoman Dietrich stated that she has nothing that hasn’t already been covered.

Zoning & Construction – Mayor Skinner stated that he has no update.

Legal – Mr. Bruder stated that the Borough is getting a dedication of the street in Pacesetter, which the Borough will accept by resolution. The Borough would take over responsibility for the street.

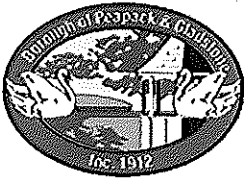
Administrator’s Report – Mr. Tietjen stated that JCP&L does not own, operate or supply power to the two street lights that are on the street in Pacesetter that Mr. Bruder just referred to. The Borough can pay to have street lights powered by JCP&L once the street is taken over.

Mayor’s Report – Mayor Skinner stated that Art in the Park was a success.

Council President Corigliano stated that there was a Peapack Gladstone table and we gave out recycling materials. He will do a similar table at the Car Show this weekend. Mayor Skinner noted that OEM was represented as well.

PUBLIC COMMENTS – 3 MINUTES PER PERSON – AGENDA ITEMS ONLY

Doug Fagan – 6 South Street, Gladstone – Mr. Fagan asked why did we get rid of the water that was coming from the water company because after it was running for about five days the pond cleared up almost completely. He also said did anyone ask the well drillers about how much water that would get from a well because he thinks that the drillers will say you won’t get enough water to do what you want it to do. Mr. Fagan noted that the water coming from the water company was free without drilling a well. Councilman Caminiti explained that there is special permitting that the NJDEP would require from the Borough and that we’ve looked into this. Councilman Smith noted that another reason to not go forward with using NJ American Water and the hydrants to flush the pond is because they are not a reliable source. Councilman Smith noted that as far as the amount of water, there is a dynamic aquifer under Main Street that the well driller intends to tap into. Council President Corigliano said that as discussed at the last meeting, the Council should at least explore with NJ American Water whether there is a deal that can be made to let them feed the pond rather than putting the well in. Councilman Caminiti said that what he took from the last meeting was that there was too much uncertainty and it doesn’t make sense to hold up the project. Mayor Skinner suggested that NJDEP and the water company need to be in the same room. Councilman Smith, Councilman Caminiti and Mr. Tietjen will have a conference call with Princeton Hydro and Carter van Dyke tomorrow and can discuss the feasibility of this.



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There being no other matters to be addressed by the Governing Body at this time, a motion was made by Councilman Sweeney, seconded by Councilman Caminiti, that this meeting be adjourned at 10:06 p.m. This motion was carried unanimously.

Respectfully Submitted,

A handwritten signature in cursive script that reads "Nancy A. Bretzger".

Nancy A. Bretzger, Borough Clerk