



**MAYOR & COUNCIL  
THE BOROUGH OF PEAPACK & GLADSTONE  
BOROUGH COUNCIL MEETING MINUTES  
AUGUST 18, 2020**

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The regular meeting of the Mayor and Council of the Borough of Peapack & Gladstone was held on Tuesday, August 18, 2020 electronically via the GOTO Meeting Conference System and began at 6:04 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 2020 Meeting Dates was published in the Courier News and Bernardsville News on December 5, 2019, 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

Absent: (none)

Also present were: Randy Bahr, Interim Administrator, John Bruder, Esq., Borough Attorney, and Nancy A. Bretzger, Borough Clerk

**EXECUTIVE SESSION**

**RESOLUTION NO. 145-20** – Authorization for Executive Session for Certain Specified Purposes – (1) Contract Negotiations (a) PBA was read. Motion was made by Councilwoman Murphy, seconded by Councilman Smith. Said motion was carried unanimously.

Public Meeting reconvened at 6:46 p.m.

Councilwoman Murphy made motion to amend the Executive Session Resolution to include under Contract Negotiations – Affordable Housing, seconded by Councilman Sweeney. Said motion was passed unanimously.

Councilman Smith made motion to return to Executive Session, seconded by Councilman Caminiti. Said motion was passed unanimously.

Public Meeting reconvened at 7:00 p.m.

**MAYOR'S UPDATE ON COVID-19**

Mayor Skinner gave an update on COVID-19, stating that there were one or two cases over the last couple of weeks. He noted that when he gave the update for Tropical Storm Isaias at the last meeting, he was remiss in not mentioning the CERT volunteers who provided important assistance with storm response.

**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.





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Ken Tiger – 16 Saint Johns Dr., Gladstone – Mr. Tiger stated that he is commenting on Saint Johns Drive. He said that Saint Johns has been sold and divided into two lots, one the main school and the other the road for Saint Johns and both are going into LLC. He continued that he had mentioned this as a possibility in the past and if the owner defaults on the tax payments, the Borough could end up being responsible for the road. Mr. Tiger also stated that there are dangerous trees along Saint Johns Drive and that supposedly tree work is scheduled for Sunday. He said that he hoped the police have been notified that the road will be closed for the work because in the event that there is an emergency, responders would have to drive all the way up to Carriage Hill in Mendham Township and approach the back way. Mr. Tiger said that the new owners also own's Cold Springs resort, the old Vernon Valley, and it might be worth checking into this and thinking about what we might get at Saint Johns. He said that nothing is communicated and that the road is still really bad and something needs to be done. He said that the Sisters were told if the road wasn't fixed, they would be fined, and he hopes that with the new owners this is still done. Mr. Tiger also thanked Kingsley Hill for making a trip up during the storm to check on storm response. Mr. Bruder asked Mr. Tiger if he said that the subdivision had already been approved, or was it pending or anticipated. Mr. Tiger said that he understands that the owners spoke to Ms. Noll and that the road is a given thing and is now an LLC and that Mendham Township has the main campus and Peapack Gladstone has the road. Mr. Bruder asked if Mr. Tiger meant that the owners also own Crystal Springs, not Cold Springs, and Mr. Tiger agreed.

Kathleen Campbell – 12 Saint Johns Drive, Gladstone – Ms. Campbell said that she is joining the meeting for the same concerns as Ken's and also other residents. She stated that the street has gone from unattractive to something quite dangerous. She provided information on the new owner and how she has reached out to him. She continued that there are still some very low hanging wires and debris going back to Superstorm Sandy and they realize it's a private drive but they have begged the town and the Sisters to look after the maintenance and feel that they've been put off. Councilman Sweeney asked Mr. Bruder about the correspondence with the Sisters' attorney about the property maintenance ordinance and they were going to repave the road but now that the property was sold in the interim it appears that we need to pick up on this again. Mr. Bruder asked Ms. Campbell about Mr. Tiger's belief that the property was already divided by the LLC into two lots and whether she received notice about a proposed subdivision. She responded that she had not. Mayor Skinner said that he had met with the new owner when he was either just about to buy the property or had just closed on it, but the plan was to keep it as a subdivision and that there would be less traffic than when the school was there. Mayor Skinner said that he will check with JCP&L about the trees as they're doing a large project throughout the State to determine if the private road would be included in that work. Council President Corigliano and Mr. Bruder discussed that the school in Mendham and the road in Peapack were already on two separate lots. Mr. Bruder said that if the LLC exists solely with respect to the road, then we should be concerned over their viability and our ability to compel them to repair the road. He said we need to look into this sooner rather than later. Ms. Campbell said that they are looking for the town's support on this.

**OLD BUSINESS**

There was no old business.

**NEW BUSINESS**

There was no new business





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**MISCELLANEOUS DISCUSSION/APPROVALS**

Facilities Usage Application from Somerset Hills Little League for softball field usage September 1, 2020 to October 24, 2020 specific days to be coordinated with Peapack-Gladstone Recreation Department –

Councilman Sweeney stated that this was discussed at the Recreation Committee meeting and he'd like to move the application forward by consent. All Council concurred.

2020 Fall Recreation Proposed Activities – Councilman Sweeney asked if anyone has comments on the proposed activities. He noted that Dan Dolan has come out of the gate running with many activities, some that will require money including the drive-in movie in September. Council President Corigliano stated that he again is noting that he has a problem with spending \$5,500 for a one evening event, especially because we don't know what kind of turnout we'll get with the concerns about social distancing, and he suggested that a smaller, less expensive screen be used. Councilman Sweeney replied that the big part of the cost is actually the licensing for the movie itself and that the numbers aren't that ridiculous for the Recreation Committee to actually consider buying a screen which would be cheaper in the long run. Council discussed.

**MINUTES**

Mayor Skinner asked if there was a motion and second to accept the Regular Meeting minutes of July 21, 2020. 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 21, 2020. Councilman Sweeney motioned to accept the minutes, seconded by Council President Corigliano. Said motion was passed unanimously.

**ORDINANCES**

Mayor Skinner introduced **Ordinance 1093-2020** – An Ordinance to Amend Chapter XXIII, Article IV, Titled "Land Development Ordinance" of the Revised General Ordinances of the Borough of Peapack and Gladstone by Amending Section 23-39.5, Affordable Housing District, AH Zone, Creating a New Mixed-Use Affordable Housing Zone and Rezoning Certain Properties Back to their Original Zoning. Councilman Caminiti moved to introduce the Ordinance at first reading, seconded by Council President Corigliano. Said motion passed unanimously.

Mayor Skinner stated that **Ordinance 1093-2020** is introduced and shall be published in summary in the Bernardsville News and the Public Hearing for said Ordinance shall be held on September 8, 2020 at 7:00 p.m. or shortly thereafter.

**RESOLUTIONS**

**Resolution No. 146-20** Resolution Appointing Nancy A. Bretzger as Clerk of the Borough of Peapack & Gladstone was read. Motioned by Councilman Smith, seconded by Councilwoman Dietrich. Said motion was passed unanimously. Council members congratulated Ms. Bretzger.





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**Resolution No. 147-20** Resolution to Appoint Special Officer Class II, Brian Bobowicz, to the Borough of Peapack & Gladstone Police Department was read. Motioned by Councilman Smith, seconded by Councilwoman Murphy. Said motion was passed unanimously.

**Resolution No. 148-20** Resolution Authorizing Borough Police Department to Participate in Somerset County Distracted Driving Crackdown August 3 – August 29, 2020 was read. Motioned by Councilman Smith, seconded by Council President Corigliano. Said motion was passed unanimously. Councilman Sweeney recapped Mr. Bobowicz's experience and that he'll be a great asset to the department.

**Resolution No. 149-20** Resolution Providing for the Insertion of a Special Item of Revenue in the 2020 Budget for the Distracted Driving Crackdown Grant Pursuant to N.J.S.A. 40A:4-87 (Chapter 159, P.L. 1948) was read. Motioned by Councilwoman Murphy, seconded by Councilman Smith. Said motion was passed unanimously.

**Resolution No. 150-20** Resolution for Approval to Reduce and Refund Sewer Bill Charges for 2020 for Block 33, Lot 13.5, Account #948-0 was read. Motioned by Councilwoman Murphy, seconded by Councilwoman Dietrich. Said motion was passed unanimously.

**Resolution No. 151-20** Resolution for Approval to Reduce Sewer Bill Charges for 2020 for Block 8.03, Lot 3, Account #402-0 was read. Motioned by Councilman Caminiti, seconded by Councilwoman Murphy. Said motion was passed unanimously.

**Resolution No. 152-20** Resolution to Extend the Grace Period on the 2020 Third Quarter Tax Installment was read. Motioned by Council President Corigliano, seconded by Councilman Sweeney. Said motion was passed unanimously.

**Resolution No. 153-20** Resolution to Approve Purchase of Video Streaming Recording System from Gramco Business Communications for the Purpose of Video Streaming the Mayor & Council and Land Use Board Meetings was read. Motioned by Councilwoman Dietrich, seconded by Councilman Caminiti. Council President Corigliano asked whose initiative this was and said that there are positives and negatives to going live on tv and wanted to make sure that someone has vetted all of those. Councilman Sweeney had hoped that when Council returned to public meetings this would allow people who couldn't fit in the room because of social distancing limits to participate. Ms. Bretzger said that we would still need to have a call in through GoTo Meeting or another service because this system only allows people to view the meeting. Said motion was passed unanimously.

**Resolution No. 154-20** Resolution to Approve Purchase of Conference System from Gramco Business Communications for the Purpose of Holding Mayor & Council and Land Use Board Meetings that will exceed the limit of attendees in the Council Room was read. Motioned by Councilman Caminiti, seconded by Councilwoman Murphy. Ms. Bretzger said that this system gives the Borough the ability to hold meetings in the gym with more microphones, allowing people to spread out and not share equipment. Said motion was passed unanimously.

**Resolution No. 155-20** Resolution Approving the Corrective Action Plan for the 2019 Audit was read. Motioned by Councilman Caminiti, seconded by Councilman Sweeney. Mr. Bahr discussed how the Borough was addressing the corrective action plan. Said motion was passed unanimously.





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**Resolution No. 156-20** Resolution Accepting a Resignation Letter from Juan Flores was read. Motioned by Councilman Smith, seconded by Councilwoman Murphy. Councilman Smith stated that Juan was hired in December 2020 and is taking a new job that is closer to home and pays better. Said motion was passed unanimously.

**Resolution No. 157-20** Misnumbered.

**BILLS LIST**

**Resolution No. 158-20** Approval of Bills as signed and listed on the Bill Payment List in the amount of \$256,634.24. Motion to approve payment was made by Council President Corigliano, seconded by Councilman Smith. Said motion was passed unanimously.

**COUNCIL REPORTS**

**Finance** – Council President Corigliano said that at the next meeting they'll have some results from the collection of taxes in August.

**Sanitation & Sewer** – Councilwoman Murphy stated that she had nothing to report. Mayor Skinner asked if there was any feedback from the major rains. Councilman Sweeney said that it would be good if the DPW got out there with the cameras to see if the Borough is going to have an increase in its sewer bill payment.

**Borough Property** – Councilman Caminiti stated that he had nothing to report. Council President Corigliano suggested that the new DPW director, Dan McGill, be introduced to Council at the next digital call.

**Fire** – Councilman Smith stated that the reports from the Fire Department and First Aid Captain show that their work is steady. He thanked them for their exceptional work along with that of DPW's during Tropical Storm Isaias. Councilwoman Dietrich added that it was great that DPW collected tree limbs from the storm.

**Police**– Councilman Sweeney said that he had nothing to report.

**Roads & Transportation** – Councilwoman Dietrich thanked all involved in the paving project on Sheephill Drive and Forest View Drive. Councilman Smith stated that the line striping was completed yesterday and that it looks great. Councilwoman Dietrich said that Brook Hollow, Cedar and Ridge will be paved in September and, although a date is not set yet, she believes it will be at the beginning of the month. She continued that she checked with the County and they still have Old Chester Road on the schedule for this year. Councilman Smith stated which portion of Old Chester Road will be paved. Councilwoman Dietrich also reported on the Smart Streets program noting that a report is coming but she needs to get back to them about the traffic in the Fall. Lastly, she said that the Borough had requests from residents on Maple Avenue to move a no outlet/dead end sign for better visibility because drivers are exiting Rt. 206 and cutting through the neighborhood and are having to turn around. Council discussed how thankful they were for grant money used for paving projects.

**Zoning & Construction** – Councilman Sweeney said that he had nothing to report.



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Legal – Mr. Bruder stated that he had nothing to report.

Administrator's Report – Mr. Bahr stated that he had nothing to report.

Mayor's Report – Mayor Skinner stated that 9/11 is fast approaching and asked Council if they want to hold a ceremony. He continued that typically it's a small ceremony in the park and his feeling is that the Borough should move forward as they can spread out and it's only a 20-minute ceremony. Council agreed to plan this, and Mayor Skinner said that he'll set this up.

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

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

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 Murphy, that this meeting be adjourned at 8:00 p.m. This motion was carried unanimously.

Respectfully submitted,

A handwritten signature in blue ink that reads "Nancy A. Bretzger".

Nancy A. Bretzger, Borough Clerk