



**MAYOR & COUNCIL  
THE BOROUGH OF PEAPACK & GLADSTONE,  
BOROUGH COUNCIL MEETING MINUTES  
FEBRUARY 11, 2020**

---



The regular meeting of the Mayor and Council of the Borough of Peapack & Gladstone was held on Tuesday, February 11, 2020 at the Municipal Complex, 1 School Street, Peapack, New Jersey and began at 6:00 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 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:

Present: Mayor Skinner, Council President Corigliano, Councilman Caminiti, Councilwoman Dietrich, Councilman Smith, Councilman Sweeney

Absent: Councilwoman Murphy

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

#### **EXECUTIVE SESSION**

**Resolution No. 42-20** – Authorization for Executive Session for Certified Specified Purposes – (1) Potential Litigation was read. Motion was made by Councilman Caminiti, seconded by Councilwoman Dietrich. Said motion was carried unanimously.

Councilman Smith stated that before the Executive Session ends, he needs to bring up a personnel discussion. Council discussed Mayor Skinner recusing himself from past Executive Sessions regarding the matter on potential litigation and at what point he doesn't recuse himself in order to get updated on the matter. Mr. Bruder stated that it would be better for the Mayor to continue to recuse himself.

Councilwoman Murphy arrived at 6:27 p.m.

Public Meeting reconvened at 7:01 p.m.

#### **PROCLAMATIONS**

Mayor Skinner read the proclamation to Gregory Yannaccone, who served on the Land Use Board for 20 years. Mr. Yannaccone said thank you to everyone; he has lived here a long time and he loves the town which is the common denominator for the people here. He also thanked Council for their countless hours of service.

Mayor Skinner read the proclamation to Gill St. Bernard's Girls Tennis Team – 2019 State Prep B Championship.



**MAYOR & COUNCIL  
THE BOROUGH OF PEAPACK & GLADSTONE,  
BOROUGH COUNCIL MEETING MINUTES  
FEBRUARY 11, 2020**



Mayor Skinner read the proclamation to Gill St. Bernard's Boys Varsity Soccer Team – 2019 Somerset County Championship, 2019 Prep B Championship, 2019 Non-Public B State Championship.

Mayor Skinner stated that he has the privilege of presenting the two Gill St. Bernard's proclamations to the entire high school body at the school next Tuesday.

**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.

No one came forward.

**PRESENTATION FROM CARTER VAN DYKE, LANDSCAPE ARCHITECT REGARDING LIBERTY PARK IMPROVEMENTS**

Councilman Caminiti thanked everyone for coming and said that there will be a short presentation on the final improvements to Liberty Park. He introduced Carter van Dyke and Lucinda Bartley.

Mr. van Dyke explained that they have been working diligently with the Council on the final details and that Ms. Bartley has been doing much of the work and therefore would be presenting. He stated that the more they look at the park, the better it's getting, and it's also getting more cost effective. He said that some things don't have to go out to bid because Public Works can be used, and that the scope has been reduced. He estimated that they are about two weeks away from the final bid product.

Ms. Bartley stated that this is an update with details that have been decided on in the plans and began a slide presentation. She went through the slides and explained them to everyone, starting with the initial plan that included a promenade, structure and paths. She explained that the park will be accessible by ramps instead of steps. She showed a paved area on level with the street that is like an entry room for the park that proceeds to an area by the pond. She showed samples of rails, planters, and porcelain outdoor tiles and discussed other decisions that have been made. She said that the trash and recycling bins will be replaced with new ones and that some existing benches will be cleaned and some new ones added that match. She showed the lighting fixtures and said that they want to use a moonlighting style of lighting which involves installing lights on trees that will provide subtle lighting. She said the monuments will have low lighting and that there will be a long bench and strip lighting along the dock. She pointed out that there will be a grand lawn and also smaller, more intimate, sections. She said that a pond dock will be a way to get access to the pond with a bench with views across the water. The dock could also be used as access for ice skating. She showed a plan for a footbridge. She said that they're proposing renovations for the gazebo to make it more usable that include opening up one side and adding steps so that it is more like a stage. The gazebo will also get new railings and new paint. She said that some of this refurbishing could be done by Public Works. The chain link fence, benches and old picnic tables will be replaced. The plan includes removing Park Avenue and incorporating new parking areas. Ms. Bartley continued by showing landscaping plans, with a large variety of plants. She said plants will be used to beautify the pond and they'll also help with the water quality.

Ms. Bartley asked if there were any questions. A resident asked about the bridge over the weir, and Ms. Bartley responded that this is classified as a dam by the New Jersey Department of Environmental



**MAYOR & COUNCIL  
THE BOROUGH OF PEAPACK & GLADSTONE,  
BOROUGH COUNCIL MEETING MINUTES  
FEBRUARY 11, 2020**



Protection (NJDEP). Councilman Smith stated that the Borough is working to get a permit from NJDEP to register the dam. He said that he doesn't expect that this will delay construction but that the Borough does want the findings from NJDEP as soon as possible. The resident responded that the main issue is safety, and Councilman Smith stated that the design of the new walkway will improve the safety. Councilman Caminiti said that once the State registers the dam, the Borough wants to make sure it's safe and also has improved usability. Another resident asked about the outdoor tiles and whether they would be slippery. Mr. van Dyke said that the tiles are not slippery and are thick, durable and easy to install. He pointed out the cast stone planters in the plan. A resident asked about the pathway around the park and about the drainage. Ms. Bartley responded that plantings and maintenance will be used to prevent water from pooling on the paths and in the grass. A resident asked about changes that will be made to the tot lot and Mr. van Dyke responded that additions will include some wooden toys and play areas, new benches, chairs and tables. A resident asked about the occasional big concert in the park and whether the space was functional. Mr. van Dyke described the big area and said it's ideal for this kind of event. A resident asked if they looked at a more permanent substance for the pathways and Mr. van Dyke responded that they have. One product is like a rubber asphalt that is porous but it is expensive. The resident stated that in the long run the maintenance of a gravel path could cost more than using a material that doesn't require maintenance. Mr. van Dyke noted that they've been very conscious about keeping certain items out of the bid package which will utilize Public Works and will reduce costs to the Borough. Councilman Smith said that any public bid for projects over \$15,000 must be predicated on the union wage scale. Mr. van Dyke continued that items that will be left out include work on the linden trees and the small bridge. A resident asked the status of the pond water quality and noted that there was a drilling rig at work recently. Mr. van Dyke replied that the test well is installed and it will be used to flush the pond. Princeton Hydro will work on aerators, and the plants in and on the perimeter of the pond will also help. The same resident asked how the water gets from the well into the pond, and Councilman Smith stated that there will be a two-inch pipe underground from the well site to the pond on a diagonal track. This will force any residual algae over the spillway. A resident asked about having a channel of water by a bench to be able to dip feet into on hot days and was told that this could be considered as part of the well flushing. The same resident asked about having a band at the top of the entryway rather than at the gazebo and Mr. van Dyke responded that a wooden stage is often put down. Signs, monuments and the Scout cabin were discussed. A resident spoke unofficially on behalf of Cub Scout Pack 150 saying that they could involve the Scouts instead of paying others to do certain projects in the park. A resident asked about getting rid of the porta-john. Mr. van Dyke and Council discussed that several other options would be a big improvement. A resident asked about the shrubbery along the retaining wall and Mr. van Dyke responded that on one hand people using the park want to be shielded from the road but on the other the park should be visible. Post lighting in the park was discussed, with Mayor Skinner noting that post lights similar to the ones on Natirars driveway are in the design. Councilwoman Murphy asked that post lights be considered at the several entrances. A resident commented that she is pleasantly surprised at how well we've captured how she would want the park to look and she hopes it works out to be as nice as the plan. Mr. van Dyke said that the park at this time has looked the same any season and the plan is for it to look different almost week to week.

Somerset Hills School District Budget – Heather Santoro

Mayor Skinner said that he is changing the order of business. He introduced Heather Santoro from the Somerset Hills School District. Ms. Santoro said that she is one of the two elected Board of Education representatives from the Borough. She wanted to take a few minutes to go over the budget process for the school district. She introduced Bob Baker as the Finance Committee Chair for the school board. She



**MAYOR & COUNCIL**  
**THE BOROUGH OF PEAPACK & GLADSTONE,**  
**BOROUGH COUNCIL MEETING MINUTES**  
**FEBRUARY 11, 2020**



stated that the budgeting process started in November 2019. The Superintendent and Business Administrator conduct a preliminary review of the projected programs and staffing needs. In December, the Board receives information from the demographer which gives them their enrollment and they base staffing needs on this. In January, the Finance Committee reviews their budget. In February, there is another review of any changes and the Committee will also see budget, the budget cap and the State aid report. Last year's State aid was \$1.4 million. In March, they will do a presentation at their monthly public meeting and, in April, the budget will be presented at a hearing and voted on and hopefully approved at that point. She asked the Council to provide any thoughts or feedback now while they're still in the process. She continued that sources of their revenue include 94% from local towns, 4% from State sources such as State aid and 2% from State or Federal sources such as grants. The 2019-2020 budget is \$44 million with 75% of the budget for salaries and benefits for staff and administration.

Mayor Skinner asked what the school budget cycle is and was told that it is from July 1 to June 30. Councilman Caminiti asked about the best way for residents to stay current if they aren't able to make the meetings. Ms. Santoro said that the meetings are videotaped and posted on the website within 24 hours. She also stated that residents may write to the Board through the Business Administrator or write to their representatives. The Board meetings are held once a month, typically the third Wednesday of the month at the high school in the community room at 7:30 p.m. Councilman Smith asked about the trend in student enrollment and was told that it is starting to trend down over the next five years. Councilman Smith also asked about the percentage of students from the Borough specifically and the answer wasn't available but Mr. Baker confirmed that the demographer reported 40 less students per year over the next five years. Mr. Baker also stated that affordable housing when built will have an effect on the numbers. Mayor Skinner asked what percentage of the school system is composed of Peapack and Gladstone students and what is the total population of students. Ms. Santoro responded that the total number of students in K through 12 is 1,891 but she doesn't know what percentage of those are from the Borough.

Council President Corigliano asked what the process is for verifying that students are residents of the towns and how often it is done because he said that a couple of years ago the Borough had an audit done because six to eight students were not really residents. Mr. Baker said that two years ago a full residency check was done on every student. He said that every student that comes to them who wants to be enrolled has to be enrolled but the paperwork is analyzed and investigated as needed. Councilman Sweeney asked what entails a full check and Mr. Baker replied that they look at property tax, leases, utility bills, etc. Ms. Santoro said that the process is regulated by the State and it will probably come up at the next meeting because of the letter that was just in the paper. Council President Corigliano said that considering the savings for tax payers that were in the hundreds of thousands of dollars the last time this was an issue, he advocates doing another check sooner rather than later. A resident asked if the School Board still sends a list of registered students to each community as this used to be done so that the Borough can review this. Ms. Santoro said that she could check with the Business Administrator.

Mr. Baker went on to note that the health care premium is approximately \$6 million. Council President Corigliano asked what plans are used, and was told that there are three private plans through Aetna. They have always decided not to use the State plan. Health insurance for retirees was discussed. Mr. Baker noted that salaries, health care, transportation and special education are the four biggest categories for spending. Councilman Smith asked about capital expenditures for safety measures and was told that the only capital projects in this budget include an emergency generator at Bedwell plus some small capital



**MAYOR & COUNCIL  
THE BOROUGH OF PEAPACK & GLADSTONE,  
BOROUGH COUNCIL MEETING MINUTES  
FEBRUARY 11, 2020**

---



items. Mr. Baker noted that employees hired after a certain date don't get lifetime benefits, same as with other State employees. Ms. Santoro and Mr. Baker were thanked for their time. Ms. Santoro expressed thanks for Council's hard work.

**MINUTES**

Mayor Skinner asked if there was a motion and second to accept the Regular Meeting minutes of January 21, 2020. Councilman Sweeney motioned to accept the minutes, seconded by Councilwoman Murphy. 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 January 21, 2020. Councilman Sweeney motioned to accept the minutes, seconded by Councilman Caminiti. Said motion was passed, with Councilwoman Dietrich abstaining.

**OLD BUSINESS**

There was no old business.

**NEW BUSINESS**

Mr. Bahr presented the Council with an award from The Statewide Insurance Fund. The award is the 2019 Safety Program Award for Ongoing Safety and Risk Management that is for the Borough employees who are working safely. Councilman Caminiti noted that all of the employees should be notified of this and Mr. Bahr responded that a stipend was provided and he and Ms. Bretzger will plan something and keep Council informed.

**MISCELLANEOUS DISCUSSION/APPROVALS**

Facilities Usage Application from Somerset Hills Little League for use of the softball field March 9, 2020 to June 19, 2020 - specific days to be coordinated with Peapack Gladstone Recreation Department.

Council discussed the application and there was concurrence.

Facilities Usage Application from Congressman Tom Malinowski for use of the Gym on Saturday, April 25, 2020 from 1:00PM to 2:30PM for a Town Hall Meeting.

Council discussed the application. Councilman Smith commented that we should be a non-political entity and this is in the middle of the presidential primary season. He continued that there is a possibility that Mr. Malinowski may have a political opponent and this could be prejudicial against that person. Councilman Sweeney said that he doesn't want to bring up whether it is or isn't a campaign event because Council's role is regulating the time and place, not the content of the speech. Councilman Sweeney said that his issue is that when Mr. Malinowski has done this in the past tickets have been required. He said that there is nothing in the application about how the event is going to be run, and he doesn't want people shut out. He also asked if there is a need for security and if that will be placed on our police department. Councilman Caminiti said that we can reach out to the contact and ask about the experiences that Milburn and Bernardsville recently had. Mr. Bruder said that on the application it was noted that membership was at least 75% Borough residents but he doesn't know how that translates to the event being open to



**MAYOR & COUNCIL  
THE BOROUGH OF PEAPACK & GLADSTONE,  
BOROUGH COUNCIL MEETING MINUTES  
FEBRUARY 11, 2020**



all the residents. Mr. Bruder thinks it's fair to question whether it's open to all the public and he also said that Council can set parameters based on the turnout and whether police would need to be hired to regulate the crowd. Councilman Sweeney noted that the question that Mr. Bruder referred to relates to the waiver of the fee if it's open to all residents, and Mr. Sweeney said that we can waive the use fee but could charge the custodial fee. Council discussed checking the capacity of the gym, waiving the fees, and asking that they not use tickets for the event. Councilwoman Dietrich stated that this is the day of the town-wide garage sale. Council gave concurrence with conditions.

**RESOLUTIONS**

**Resolution No. 43-20** – Resolution Accepting a Retirement Letter from Diane Becker, Recreation Director was read. Motion was made by Councilman Smith, seconded by Councilwoman Murphy. Said motion was passed unanimously. Council noted that she served a very long term and will be missed, and would like to have a reception in the gym so that residents can come by to say goodbye.

**Resolution No. 44-20** – Authorizing Borough Police Department to Participate in Distracted Driver (Cell Phone Enforcement) Grant was read. Motion was made by Councilwoman Murphy, seconded by Councilman Sweeney. Said motion was passed unanimously.

**Resolution No. 45-20** – Mayoral Appointments for the Borough of Peapack & Gladstone to the Recreation Commission for the Year 2020 was read. Motion was made by Councilman Sweeney, seconded by Councilwoman Dietrich. Council President Corigliano said that last year there was discussion about making the Recreation Commission a Recreation Committee instead. Councilman Sweeney thinks that this needs to be looked at more closely and in the meantime this should go forward. Said motion was passed unanimously.

**BILLS LIST**

**Resolution No. 46-20** Approval of Bills as signed and listed on the Bill Payment List in the amount of \$818,381.38 was read. Motioned by Councilwoman Dietrich, seconded by Councilwoman Murphy. Councilman Caminiti asked what the Com Zone display was and Mayor Skinner explained that it was the screen on the Fire Department's Engine 3. He asked about two other items. Council President Corigliano brought up several Police Department items including a \$300 flashlight and an Uzi pen and asked Councilman Sweeney to look into these as Police Chairperson. Said motion was passed unanimously.

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

Peggy McFarland – 50 Mendham Road – Ms. McFarland said that she doesn't have experience with any of Malinowski's public meetings but his predecessor used tickets that weren't charged for but were required in order to verify residency. She continued that this was a security measure. Council discussed. Ms. McFarland also brought up that she was expecting a report on the zoning activity under the property maintenance ordinance and asked if it is forthcoming another day. Mr. Bahr stated that there is really no report to issue as per the Zoning Officer because there were no summonses issued. Ms. McFarland said that she wanted to know additional information such as how many complaints there were and how many came from citizens or from the Zoning Officer herself in order to see how much activity is going on. Council



**MAYOR & COUNCIL  
THE BOROUGH OF PEAPACK & GLADSTONE,  
BOROUGH COUNCIL MEETING MINUTES  
FEBRUARY 11, 2020**

---



discussed getting a recap for last year's activity. Ms. McFarland said that her impression was that a public review would be given either quarterly or bi-annually.

**EXECUTIVE SESSION**

Mayor Skinner stated that there was no need to go back into Executive Session at this time.

Mayor Skinner said that flags are at half-staff because a past member of the First Aid Squad, Rob DeShan, who was the President of the Squad for a number of years passed away last week. Council expressed their condolences.

There being no other matters to be addressed by the Governing Body at this time, a motion was made by Council President Corigliano, seconded by Councilwoman Murphy, that this meeting be adjourned at 9:12 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