



**MAYOR & COUNCIL**  
**THE BOROUGH OF PEAPACK & GLADSTONE**  
**BOROUGH COUNCIL MEETING MINUTES**  
**JUNE 23, 2020**

---



The regular meeting of the Mayor and Council of the Borough of Peapack & Gladstone was held on Tuesday, June 23, 2020 at the Municipal Complex, 1 School Street, Peapack, New Jersey and began at 6:17 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, Mr. John Bruder, Esq., Borough Attorney, and Nancy A. Bretzger, Borough Clerk

**EXECUTIVE SESSION**

**Resolution No. 109-20** – Authorization for Executive Session for Certified Specified Purposes – (1) Potential Litigation (2) Contract Negotiations (a) Affordable Housing (b) Acquisition of Property was read. Motion was made by Councilman Caminiti, seconded by Councilwoman Murphy. Said motion was carried unanimously.

Public Meeting reconvened at 7:00 p.m.

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

Mayor Skinner gave an update on COVID-19. He said that the Governor just signed another executive order today, limiting indoor gatherings to 25% of the room capacity with a maximum of 100 people, with proper social distancing. The limit for outdoor gatherings has been increased to 250 people with the exceptions of outdoor religious services and political activities, for which there are no limits. He continued that he knows that many of us want to get back to some sort of normalcy. The Borough has looked into the feasibility of having public meetings in the building and it's not going to be possible yet. He noted that the Council room capacity of 16 maximum could only hold eight members of the public in addition to the Council members, Clerk, Administrator, and Borough Attorney. For Land Use meetings there are 13 members plus the Attorney, Planner and Secretary so they would reach capacity without anyone else able to come in. Mayor Skinner stated that in considering the gym as an option, it can accommodate more people but the sound system doesn't project the audio for everyone in the room to hear. He also noted that in the summer the gym is hot and using fans would result in too much noise, and that presentations would be difficult to give. He continued that the Borough's numbers are the same, there are zero new COVID-19 cases and the curve is coming down. He stated that the Borough is looking to open the municipal building on July 6<sup>th</sup> to the public and that all the employees are back with safety measures in place. Councilwoman Dietrich asked if the library in the building will be open and was told that the County is



**MAYOR & COUNCIL  
THE BOROUGH OF PEAPACK & GLADSTONE  
BOROUGH COUNCIL MEETING MINUTES  
JUNE 23, 2020**

---

making separate plans. Councilwoman Dietrich noted that she read that playgrounds can open on June 29<sup>th</sup>. Mayor Skinner stated that the Borough will be opening what's allowed for everybody's well-being and sanity, in order to get back to the new normal.

**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.

**OLD BUSINESS**

Councilman Smith stated that the Liberty Park bid advertisement will start on July 16<sup>th</sup> and the bid opening date is August 13<sup>th</sup>, and these are big milestones. Mr. Bahr said that these are tentative dates. Councilman Smith stated that the well driller will return this week to put the pump in place. He asked if the Borough has a contract in place with the Geese Police because there are many Canada geese currently in the park.

Councilman Caminiti said that he has an update to the Government Energy Aggregation program. There was an auction on June 16<sup>th</sup> and the Borough participated in it partially because it was not considered a full-fledged member because of a delay of information from JCP&L probably attributed to COVID-19. As a result, the Borough is in a holding position for another month for pricing information and he hopes to have hard numbers at the July Council meeting.

**NEW BUSINESS**

There was no new business.

**MISCELLANEOUS DISCUSSION/APPROVALS**

**MINUTES**

Councilman Corigliano asked if Regular Meeting minutes of May 12, 2020, May 26, 2020, and June 9, 2020 could be considered as a consent agenda. Motion to approve these was made by Councilman Sweeney, 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 June 9, 2020. Council President Corigliano motioned to accept the minutes, seconded by Councilman Caminiti. Said motion was passed unanimously.

**ORDINANCES**

Mayor Skinner asked for a motion and second to open the Public Hearing for **Ordinance 1091-2020** – An Ordinance Amending Chapter XI, Titled "Building and Housing" of the Revised General Ordinances Subsection 11-1.2, Titled "Fees for Construction Permit".

Councilman Sweeney moved to open the hearing for Public Comment for **Ordinance 1091-2020** seconded by Councilwoman Dietrich. Said motion was carried unanimously.



**MAYOR & COUNCIL**  
**THE BOROUGH OF PEAPACK & GLADSTONE**  
**BOROUGH COUNCIL MEETING MINUTES**  
**JUNE 23, 2020**

---



Mayor Skinner opened it to the public for any comments. No one came forward.

Councilman Caminiti moved to close public comment for **Ordinance 1091-2020**, seconded by Council President Corigliano. Said motion was carried unanimously.

Council President Corigliano moved to Adopt **Ordinance 1091-2020**, seconded by Councilman Caminiti. Said motion was carried unanimously.

Mayor Skinner asked for a motion and second to open the Public Hearing for **Ordinance 1092-2020** – An Ordinance Vacating a Certain Portion of Park Avenue in the Borough of Peapack and Gladstone and Joining the Land so Vacated as Part and Parcel of Liberty Park.

Councilwoman Dietrich moved to open the hearing for Public Comment for **Ordinance 1092-2020** seconded by Council President Corigliano. Said motion was carried unanimously.

Mayor Skinner opened it to the public for any comments. Councilman Smith commented that the County's Department of Public Works engineering group has no exception to the work being done. Councilwoman Murphy asked if trees that are along the parking area will be kept and Councilman Smith will look into this but he believes that they will remain there. No one came forward.

Councilman Sweeney moved to close public comment for **Ordinance 1092-2020**, seconded by Councilwoman Murphy. Said motion was carried unanimously.

Council President Corigliano moved to Adopt **Ordinance 1092-2020**, seconded by Councilwoman Murphy. Said motion was carried unanimously.

**RESOLUTIONS**

Mayor Skinner asked if **Resolutions 110-20, 111-20 and 112-20** could be considered as a consent agenda. Motion to approve these was made by Councilwoman Murphy, seconded by Councilman Sweeney. Said motion was passed unanimously.

**Resolution No. 110-20** Resolution Approving a Special Use Permit for Café Saporì Restaurant During COVID-19 Public Health Emergency and State of Emergency.

**Resolution No. 111-20** Resolution Approving a Special User Permit for Gladstone Tavern During COVID-19 Public Health Emergency and State of Emergency.

**Resolution No. 112-20** Resolution to Approve a COVID-19 Expansion of Premises Permit for Gladstone Tavern, Plenary Consumption License No. 1815-33-001-006 During COVID-19 Public Health Emergency and State of Emergency.

**Resolution No. 113-20** Resolution Authorizing Agreement Between Borough of Peapack & Gladstone and the County of Somerset for Recycling Pick-up – January 1, 2020 – December 31, 2020 was read. Motioned by Councilwoman Murphy, seconded by Councilwoman Dietrich. Said motion was passed unanimously.



**MAYOR & COUNCIL**  
**THE BOROUGH OF PEAPACK & GLADSTONE**  
**BOROUGH COUNCIL MEETING MINUTES**  
**JUNE 23, 2020**



**Resolution No. 114-20** Resolution to Enter into an Agreement with DMC Associates, Inc. Land Surveyors for an Elevation Survey of First Floor Elevations of Five Properties Downstream of the Dam was read. Motioned by Councilman Smith, seconded by Councilman Caminiti. Councilman Smith explained that this is for an appeal of the dam classification. Councilman Sweeney asked if the surveyors need permission of the property owners, and Mr. Bruder stated that they do need it. Mr. Bahr will follow up on this. Said motion was passed unanimously.

**Resolution No. 115-20** Resolution Authorizing the Preparation of Estimated 3<sup>rd</sup> Quarter Tax Bills Due August 1, 2020 was read. Motioned by Councilwoman Murphy, seconded by Councilwoman Dietrich. Said motion was passed unanimously.

**Resolution No. 116-20** Resolution Authorizing the Execution of Delta Gas Station/Convenient Mart, 145 Route 206, Gladstone, NJ Block 33, Lot 5 Treatment Works Approval (TWA) Application was read. Motioned by Councilman Caminiti, seconded by Council President Corigliano. Council President Corigliano asked why the applicant is putting a septic system in when it is in the sewer service area. Councilman Sweeney thinks that there is a requirement to connect if there is a sewer line. Council discussed. A motion to **TABLE Resolution No. 116-20** was made by Councilman Caminiti, seconded by Council President Corigliano. Said motion was passed unanimously.

**Resolution No. 117-20** Resolution Appointing Dan Dolan as Recreation Coordinator for the Borough of Peapack and Gladstone was read. Motioned by Councilman Sweeney, seconded by Councilwoman Dietrich. Councilman Sweeney said that he heartily recommends approval for this person for the position. Said motion was passed unanimously.

**Resolution No. 118-20** Resolution Accepting a Resignation Letter from John Desmelyk, DPW Laborer was **PULLED**.

**BILLS LIST**

**Resolution No. 119-20** Approval of Bills as signed and listed on the Bill Payment List in the amount of \$779,329.34. Motion to approve payment was made by Councilwoman Dietrich, seconded by Councilman Caminiti. Said motion was passed unanimously.

**COUNCIL REPORTS**

**Finance** – Council President Corigliano said that Montgomery starts management of the Finance Department next Wednesday, July 1<sup>st</sup>.

**Sanitation & Sewer** – Councilwoman Murphy stated that she has nothing to report.

**Borough Property** – Councilman Caminiti expressed thanks from residents to the Department of Public Works for keeping the town looking beautiful, especially this time of year.

**Fire** – Councilman Smith stated that in April the number of Fire Department calls ran below normal but the First Aid Squad is at a normal number of calls and the severity of them is greater.



**MAYOR & COUNCIL**  
**THE BOROUGH OF PEAPACK & GLADSTONE**  
**BOROUGH COUNCIL MEETING MINUTES**  
**JUNE 23, 2020**



Police– Councilman Sweeney said that the department was considering two Class II Specials but one has taken a full-time position elsewhere, leaving one who is a retired police chief who can possibly fill the opening. He hopes this can be done by resolution at the next meeting. He noted the dates for the written and oral exams for the police promotional exam which will take place upstairs in the Fire House which is air conditioned, not in the gym. He continued that on June 8<sup>th</sup> there was a demonstration in town and the entire Police Department was there along with five County Sheriff Officers. The Borough incurred a cost of \$1,101.95 in overtime for the event. Council President Corigliano was at the event and he said that our police represented themselves and our Borough in an exemplary manner, as did the County Officers. Mayor Skinner said the Sheriff’s office provided personnel at their expense and thanked them along with Borough’s police.

Roads & Transportation – Councilwoman Dietrich reported that we closed the Street-Smart survey and got 160 responses and are waiting to get data from them. She continued that the next step will be to engage more with our patrol officers to get some other information through them and hopefully Street Smart can come out to observe the traffic. She also stated that there is a visibility issue at Main Street and Holland regarding shrubbery that need to be trimmed and this has been reported as a property maintenance issue. She implored all residents to trim their plantings and such to maintain the best visibility for cars and pedestrians. JCP&L is also conducting tree trimming which has impacted road travel, and Ms. Bretzger noted that the Borough posted the streets on the website that are affected and will post again when JCP&L starts to work on additional streets.

Zoning & Construction – Mayor Skinner stated that at the last Council meeting the Zoning Officer was given the ability to sign off on special use permits and so at this meeting several of these were just approved.

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

Administrator’s Report – Mr. Bahr said that the auditors have completed a draft report which he anticipates getting in the next week. The audit shows that the Borough is in good shape in many aspects and made some recommendations which will be addressed.

Mayor’s Report – Mayor Skinner stated that he had nothing to report.

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

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

No one came forward.



**MAYOR & COUNCIL  
THE BOROUGH OF PEAPACK & GLADSTONE  
BOROUGH COUNCIL MEETING MINUTES  
JUNE 23, 2020**

---



There being no other matters to be addressed by the Governing Body at this time, a motion was made by Councilwoman Dietrich, seconded by Councilman Caminiti, that this meeting be adjourned at 7:44 p.m. This motion was carried unanimously.

Respectfully submitted,

*Nancy A. Bretzger*

Nancy A. Bretzger, Borough Clerk