



**MAYOR & COUNCIL
THE BOROUGH OF PEAPACK & GLADSTONE,
BOROUGH COUNCIL MEETING MINUTES
SEPTEMBER 8, 2020**



The regular meeting of the Mayor and Council of the Borough of Peapack & Gladstone was held on Tuesday, September 8, 2020 electronically via the Go To Meeting conferencing service and began at 7:02 p.m.

Council President Corigliano 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 Borough Library. Action may be taken."

Council President Corigliano led the Pledge of Allegiance.

Roll Call indicated the following present:

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

Absent: Mayor Skinner

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

MAYOR'S UPDATE ON COVID-19

Council President Corigliano stated that he does not have an update on COVID-19 from the Mayor.

PUBLIC COMMENTS – 5 MINUTES PER PERSON – NON-AGENDA ITEMS

Council President Corigliano asked if any member of the Public wishes to speak about non-agenda items.

Thompson Ross - 20 Saint Johns Drive, Gladstone – Mr. Ross stated that the road he lives on is unmaintained. He was aware that the Borough's lawyer had contacted the nuns' lawyer to see if something could be done under the property maintenance ordinance and asked if this is being readdressed. Councilman Caminiti said that this came up a few weeks ago and that there is a new owner and that Mayor Skinner was going to discuss this with the Enforcement Officer, Sarah Jane Noll. Councilman Caminiti said that he can follow up and reach out to Mr. Ross later this week. Mr. Ross said that he just wants to hear that the Council is on top of this.

Kingsley Hill, the OEM Coordinator, gave the update on COVID-19. He said that the emergency services are operating under modified SOPs as appropriate to contain the virus. He said that there is a total of 49 cases as per the County and a total of 45 cases as per OEM. There are four active cases in the Borough, none particularly serious, and a couple of the cases may in fact be college students who are away for college and list Gladstone as their home address.

OLD BUSINESS

There was no old business.



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NEW BUSINESS

Councilwoman Dietrich stated that she has a couple of problems, one that relates back to COVID-19. She wanted to bring forward the discussion on how we handle events in town considering we still have a pandemic. She asked about enforcing wearing of masks and distancing. She asked if it's up to the event coordinators or the town, noting that upcoming events include the car show, the drive-in movie, and a concert. Council President Corigliano said that it's the responsibility of the organizers of the events to ensure that guidelines are followed. Councilwoman Murphy said she believes it is important that we follow the laws set by the State. Mr. Bahr said that we will let the people in charge of the events know what is expected of them and that they are to comply with the State's Executive Orders. Councilman Caminiti asked Mr. Bruder if we need to update the event application paperwork to reflect new protocol to shield the Borough from liability in the event of non-compliance and Mr. Bruder responded by saying that we should familiarize ourselves with current guidelines then go from there. Ms. Bretzger stated that Dan Dolan with Recreation has been preparing a waiver for parents to sign for anyone involved in the sports programs and Mr. Bruder has given his input, and this has gone to the insurance company and the Board of Health. Councilman Caminiti asked if the waiver could apply to other events and Ms. Bretzger said it could be amended and be used for other events.

Councilwoman Dietrich continued that the Historic Preservation Commission would like to consider the possibility of the Scout cabin as a place to store archives and documents. Currently it is not climatized and so this is a big effort but they don't have other space that's appropriate. She stated that the building could be a great location for historic education for the community and they plan to talk about it at their next meeting on September 14. Council discussed.

MISCELLANEOUS DISCUSSION/APPROVALS

Facilities Usage Application from Peapack Gladstone Fire Company for use of Liberty Park and Borough Hall on Saturday, September 26, 2020 (rain date October 3, 2020) for Annual Car Show

Councilman Smith stated that he is concerned about having the car show because of COVID-19 and that Council should have a discussion. He noted that many other shows in the State have been cancelled and that many of the traditional attendees are in the higher risk category. Councilwoman Murphy said that she thinks that this has the potential to be a safe event, she agrees that volunteers should enforce the requirement for masks, how food is served should be modified, and cars should be parked 12 feet apart. Councilman Sweeney noted that Art in the Park was cancelled in part because there wasn't a Recreation Director during the planning stages and that the tents are right on top of each other so spacing out is much harder. Council discussed. Mr. Bruder stated that as part of the approval, Council needs to advise the Fire Department to make sure that they're familiar with current guidelines and that they work to follow them. Council President Corigliano asked the Council if it would be more comfortable in approving this application if the Fire Department included a basic plan for compliance with COVID-19 guidelines. Council concurred.

Approval of Plaque for the Renaming of the Gymnasium

Council President Corigliano asked for concurrence on the sample plaque for the renaming of the gym. Council discussed and gave concurrence.



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MINUTES

Council President Corigliano asked if the Minutes for the Special Joint Meeting on July 29th, the Special Meeting on August 10th, the Executive Session Meeting on August 10th, the Regular Meeting on August 18th, and the Executive Session Meeting on August 18th could be considered as a consent agenda. Motion to approve these was made by Councilman Sweeney, seconded by Councilman Smith. Said motion was passed unanimously.

Special Joint Meeting of the Mayor & Council and Land Use Board on July 29, 2020.

Special Meeting on August 10, 2020.

Executive Session Meeting on August 10, 2020.

Regular Meeting minutes of August 18, 2020.

Executive Session Meeting minutes of August 18, 2020.

ORDINANCES

Council President Corigliano asked for a motion and second to open the Public Hearing for **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 Sweeney moved to open the hearing for Public Comment for **Ordinance 1093-2020**, seconded by Councilman Caminiti. Said motion was carried unanimously.

Council President Corigliano stated that Roger Thomas, the Land Use Attorney, was on the call, along with members of the Affordable Housing (AH) Committee including himself, Councilman Sweeney, Peter Sorge, and Susan Rubright. Council President Corigliano opened it to the Public for any comments.

Cort Corbin – 241A Main Street, Gladstone – Mr. Corbin said that he wanted to specifically talk about the Smith Property as he has lived right next door to it for approximately 15 years. He is concerned about the drainage off the property because he has experienced increased runoff onto his property and he sees no language that covers drainage. Council President Corigliano responded that drainage would be addressed in the site plan which goes before the Land Use Board, not in the ordinance. Mr. Thomas concurred that this was not an oversight and that there are standards for drainage that have to be met that are covered by State Statute. Mr. Corbin also asked about trespassing because people come down from the park and walk across his property and he wants to ensure that this is prevented. Mr. Thomas said that dealing with a concern such as this is also a site plan issue if it involves potentially putting up fencing to block access, and also said he can contact the police regarding this issue. Mr. Corbin asked how soon do we anticipate activity on this property and Mr. Thomas answered that there are two developers that are interested in their respective elements on the property and want to proceed over the next several years. Council President Corigliano concurred with this answer.



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Rob Simon, Herold Law on behalf of two clients - JH-HHF LLC, Chuck Kraft sole member, and Gladstone 12 LLC, Greg Savetiere, sole member, Gladstone House Condominiums, 211 Main Street, Gladstone - Mr. Simon also has a professional planner on the line and asked if he can speak for ten minutes because he is representing two clients. Mr. Simon stated that the ordinance is not taking into account the existing, surrounding development or the current requirements of the VN zone, nor is it consistent with the Master Plan. Mr. Simon gave specifics about his clients' concerns as they pertain to the ordinance. He noted that his clients are both on the second floor of the Gladstone House condominiums immediately adjacent to the Stable building, facing west towards Lackawanna Avenue. He continued that Council really needs to take another look at the specific requirements in terms of drafting the proposed ordinance as this was not thought through completely. He said that the ordinance has no relationship to what was proposed in the concept plan and that is always a problem because the ordinance allows much more than what's in the concept plan with language that is not clear as to what the limitations are. Mr. Simon asked if Carl Peters, his Professional Planner, could speak but he was not on the line when prompted. Mr. Simon continued that with regards to his clients in the Gladstone House condominiums, they are going to be walled in, and he asked if the ordinance could be tabled. Council President Corigliano stated that the ten minutes for Mr. Simon to speak was up.

Owen Duff – 4 Apgar Ave., Gladstone – Mr. Duff asked about two parts of the ordinance, specifically section A that addressed Block 33, Lots 15 and 16, and said that the second part of his question is about the Smith Property. Mr. Duff stated that he understands the situation the town is in and appreciates all the hard work the town has done to date, but when he reads the ordinance, he sees that Lots 15 and 16 are to be re-zoned from AH to ORL. He stated that Lot 15 is a gas station, but that Lot 16 is going to be re-zoned and instead the town could put some of its burden at that location. Council President Corigliano answered that affordable housing rentals are typically built on a ratio of one to five, that is for every five units built there are four market rate units and one affordable unit. Lot 16 was not big enough to get any quantity of affordable housing out of it. Mr. Thomas provided additional background to the decision based on the fact that the original plan was to have the American Legion be part of the affordable housing plan but once it got approval to become a gas station this was no longer an option. Mr. Duff asked about the maximum density portion, specifically the Smith Property. He has been a resident for 47 years and Apgar Avenue has changed significantly over those years between the purchase of Komline Park and the Smith property, with a big increase of traffic. He stated that this ordinance would allow up to 20 units per acre rather than the nine units that are currently in the ordinance and that this change could potentially allow a builder to seek approval for much more than the 28 units currently slated for the property. He asked what reassurances do we have in the ordinance that keep us at the 28 mark which is already a stretch for what the road can handle. Mr. Thomas responded that this is not really a change in the ordinance as it has been a part of the Borough's affordable housing plan since at least 2008 because Smith Property was purchased with the understanding that it was likely to be used for that purpose. Mr. Thomas continued that the nature of the development is such that it requires one of the developers to put in group homes, which are an important component of an affordable housing plan. Mr. Duff asked for clarification, that there are 28 units slated for the Smith Property and that the maximum density change in this ordinance will not affect this number, and Mr. Thomas confirmed that.

Krysten Bellomo-Rector – 10 Apgar Ave., Gladstone – Ms. Bellomo-Rector said that she is concerned about the amount of traffic from residents and visitors, especially because there will be special needs residents that require busses and the road can't handle that many more vehicles. Mr. Thomas said that that special needs residents don't necessarily require busses as they may not require the same level of care as



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Matheny's residents for example. Mr. Thomas said that the idea is to try to minimize the amount of development on the property while maximizing the amount of benefit the Borough gets for affordable housing. Ms. Bellomo-Rector said that she doesn't think they realize that special needs can include people who are mentally and/or physically challenged and they will have many people coming to care for them which will put too much strain on the road. She asked if something will be done to modify the road. Council President Corigliano said that the five minutes was up.

Council President Corigliano said that with respect to the development plan for the Smith tract, this is not a new plan. He continued that the Borough purchased the land back in 2006 or 2007 for the sole purpose of affordable housing. The ordinance that is being passed tonight simply codifies this, it sets the zone and is a requirement of our affordable housing settlement. This issue was vetted long before any of the current Council were here.

Maria Savetiere – Unit 13, Gladstone House, 211 Main St., Gladstone – Ms. Savetiere said that the impact on the Gladstone House with the zero lot line setback will cut off all the light and air on the one side in exchange for just three affordable housing units. Mr. Thomas said that the Stable building is going to remain and isn't likely to have a height increase. He added that the Lackawanna project involves not just three affordable units but rather a total of 20 which means that this developer is providing well in excess of what would normally be considered the requirement for affordable housing. He said there was a reduction in terms of the existing height of the VN district from 35 feet to 30 feet and that was an effort to protect those people who live in Gladstone House. Ms. Savetiere said that the ordinance should be clearer regarding the height and the impact on the Gladstone House and Mr. Thomas read from the ordinance that the building next to the Gladstone House will be two stories and a maximum building elevation not to exceed thirty feet, and she asked that it be determined if this rises above the roof line. Council President Corigliano stated that the developer has no plan to change the envelope of the Stable building.

Mauri Kalai – Unit 5, Gladstone House, 211 Main St., Gladstone - Mr. Kalai commented that this project will have a very negative impact on their building and on the town. He said that everyone will be impacted and that he is disappointed that this is under consideration.

Marika Elik– 6 Apgar Ave., Gladstone – Ms. Elik stated concerns about the building that is going to be done because Apgar Avenue is not wide enough, does not have sidewalks, and she wants to know if the street will be enlarged. Mr. Thomas said that this is a site plan issue and that traffic experts will be retained by both the developers and the Borough. Ms. Elik said that the street is not wide enough for two cars and asked if part of her property will be taken to widen the street. Mr. Thomas said this would all be determined as part of the site plan review. She is concerned about the value of the homes on the street.

Chris Bukata – 15 Hillcrest Ave., Gladstone – Mr. Bukata said that he understands where the prior caller is coming from. He asked if there is a possibility of cutting a road over to Hillcrest through the Green Acres. Councilman Sweeney said that if Hillcrest and Apgar were to be connected, and he's not saying they will be, it would not touch Green Acres property because that is an area that is an exemption area. He continued that this would all depend on a site plan and what the Land Use Board would decide based on expert testimony. Mr. Bukata asked if there are wetlands in the region, and Councilman Sweeney responded that the exemption area is not wetlands.



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Kathy De Luca – 16 Valley View Ave., Gladstone – Ms. De Luca asked if the projects on Smith Property and Lackawanna were happening at the same time. Council President Corigliano said that we can't say what the timing is because it depends on the developer. She also asked if both projects were approved, and Mr. Thomas responded that the ordinance only provides an opportunity to build affordable housing. Mr. Thomas said that the approval is part of the Land Use law process where site plans need to be reviewed. Ms. De Luca said that she had heard talk about scattering this around town instead of doing a big project because the town is quiet, and Council President Corigliano noted that the Lackawanna Assemblage does scatter the units among existing structures and they have tried to get this spread out. Ms. De Luca said that she is concerned about more cars and safety.

Chris Downing – 99 Main St., Peapack- Mr. Downing stated that he is a member of the Land Use Board and that they had to review this ordinance as if it was consistent with the Master Plan. He believes that there are serious problems and that it should either be tabled or things should be taken out. He said that for the Stable, he believes that the developer said he was going to take out the curved roof and build up to the façade which would in fact take away the residents' views. He thinks that we should work with the ordinance to protect those residents. He said that his biggest concern is with parking as this ordinance provides for a much less minimum required parking and that we're going to lose at least 34 required parking spaces from this ordinance versus our town's current ordinance. He continued that instead of asking LUB to just see if the ordinance is consistent with the Master Plan, they should be asked to do some analysis on whether the setback requirements, and parking, really meet the needs of the town. Mr. Bruder asked if he is speaking on behalf of the LUB or himself, and Mr. Downing responded that he is speaking on behalf of himself but is a member of LUB. Mr. Thomas responded that there was a presentation with regard to the ordinance done by the Borough Planner, Mr. Szabo, and that the standards that have been included are based on the most recent analysis being done by the Institute of Traffic Engineers. Mr. Thomas said that they've made determinations that the amount of parking that has been authorized in the past has not been necessary. Mr. Thomas said that other towns in the area are also reducing parking. Mr. Downing referred to a New York Times article that was just published said that employees' office space is being reduced and in fact, based on this analysis, there will be a greater demand for parking. He also stated that we're not going to increase the amount of impervious coverage by demanding more parking spaces, in fact we may reduce the amount of actual development space.

Isabel Corbin – 241 A Main St., Gladstone – Ms. Corbin said that she used to go to meetings in 2008 and she has good notes that Hillcrest would become part of Komline property because of emergency vehicles and that it was going to open up. She continued that Hillcrest residents should be informed as soon as possible. Councilman Sweeney responded that he's not saying it was never discussed, but it was never decided. Ms. Corbin said that she had also made a note that Apgar was not wide enough for emergency vehicles.

John Kappler – 25 Holland Ave., Peapack - Mr. Kappler said that there was an agreement with SJP Properties to remove the age restriction for affordable housing and he wants to know how this stands. Council President Corigliano responded that the Elks and American Legion properties had been included in the first settlement as a separate AH zone and had allowed up to 11 affordable housing units to be built there, which would result in approximately 55 total units. A few months later, when the LUB approved the gas station as a deed variance for the American Legion property, the plan to put the units there fell apart so the Borough had to seek alternatives. This did not change what had been approved previously regarding the SJP parcel, it had its age restriction dropped in exchange for the developer building 14



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affordable housing units as part of their development. The settlement allowed the 14 units to be built onsite or at an adjacent site.

Maria Savetiere – Unit 13, Gladstone House, 211 Main St., Gladstone - Ms. Savetiere said that her main concern is with the way that the roof line slopes on the Stable building and if the developer decides to build up even a foot or two it will cut off all light and air to that side of the building. She continued that the ordinance is not clear on the roof line. Council President Corigliano said that ordinances are not easy to write and that this ordinance has been through many eyes and hands and in fact modifications were made to the ordinance to attempt to address the issues with Gladstone House. He continued that the developer has made numerous assurances that he has no plans to change the envelope of the Stable building and will not affect anybody's view from Gladstone House, but he respects her concerns. Council President Corigliano noted that an attorney representing some of the residents reached out to the Borough Attorney and he said that the Borough would be open to finding wording and making a modification to the ordinance in the future if necessary. He also noted that timing is tight as there is a Fairness and Compliance hearing in Court on Friday regarding the settlement and it is Council's desire to present an ordinance that is passed.

Council President Corigliano opened it to the Council for any comments.

Councilwoman Dietrich thanked everyone involved. She stated that she has many reservations about the ordinance and she is glad that the Public brought forward comments. She is concerned that the practice should not be to pass an ordinance and then expect to edit it. She is happy with the affordable housing piece but is not happy with the development piece. Council President Corigliano said that he agrees that it is unusual to have to revisit an ordinance to modify it but he gave the example of the property maintenance ordinance which was modified after it was passed.

Councilwoman Murphy echoed Councilwoman Dietrich's concerns, stating that there are some loopholes with the current wording.

Councilman Smith stated that he is really interested in what the end game is as this has been 20 years of pain and expense. He noted that the definition of a fully compliant affordable housing community is when 20% of housing is affordable and when this is built the Borough will be fully compliant. He asked if in the legal settlement, if we can request recognition that this is it, we're done and this is the end of the effort. Mr. Bruder stated that he appreciates his comments and they are well taken and we can make a statement but that additional requirements may be imposed in the 2025 by the Supreme Court of NJ. Councilman Smith said that he thinks it is time to make a stand as we've been pushed around and we'd be well served to make a statement because it's not fair to a small community. Mr. Thomas explained the mandate.

Councilman Sweeney said that he shares Councilman Smith's sentiment and it does feel like the goalposts are moved on us constantly. He said that it is incumbent on everyone to write to the Legislature and this is unfair to do by litigation. He brought up the fact that we're here because we lost the ability to meet our obligation on two different sites, Matheny and the VFW Route 206 site, and had to find substitute properties. He said this project includes many positive changes and we'll do what we can to minimize the adverse impact.



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Councilman Caminiti moved to close Public comment for **Ordinance 1093-2020**, seconded by Councilman Smith. Said motion was carried unanimously.

Councilman Sweeney moved to Adopt **Ordinance 1093-2020**, seconded by Councilman Smith. Said motion was carried unanimously.

Council President Corigliano thanked the Affordable Housing Committee for all of their work to help get compliance in place.

RESOLUTIONS

Resolution No. 159-20 – Resolution Endorsing the Adopted 2018 Housing Element and Fair Share Plan as Amended on August 7, 2020 was read. Motion was made by Councilman Sweeney, seconded by Councilwoman Murphy. Said motion was passed unanimously.

Resolution No. 160-20 – Resolution Authorizing Execution of a Memorandum of Understanding Between the Borough of Peapack & Gladstone and Melillo Equities for the Redevelopment of Lackawanna Street Including Affordable Housing Element was read. Motion was made by Council President Corigliano, seconded by Councilman Sweeney. Councilwoman Dietrich asked about the PILOT possibility, and Council President Corigliano explained it. Councilman Caminiti wanted assurance that this is a non-binding agreement. This was discussed. Said motion was passed unanimously.

Resolution No. 161-20 – Resolution Authorizing a Revised Agreement Between Borough of Peapack & Gladstone and Fair Share Housing Center was read. Motion was made by Councilwoman Murphy, seconded by Councilman Caminiti. Councilman Smith said that when he compared the new agreement with the one from 2018, there is a phrase added about the Smith property being given to the builder and he wanted to know if a better plan came forward, are we locked into making this gift to the developer. Council discussed. Said motion was passed unanimously.

Resolution No. 162-20 – A Resolution to Authorize the Execution of a Utility Engineering and Construction Agreement Between the State of New Jersey Department of Transportation and the Borough of Peapack & Gladstone for the Verification, Design, Protection and/or Relocation of Certain Public Works Facilities in Connection with the Design and Construction of the Rt. 202 Bridge Over North Branch of Raritan River Bedminster Township & Far Hills Borough, Somerset County was read. Motion was made by Councilwoman Murphy, seconded by Councilman Sweeney. Said motion was passed unanimously.

Resolution No. 163-20 – Resolution to Enter Into an Agreement with Princeton Hydro for the Purpose of Appealing the New Jersey Department of Environmental Protection (DEP) Comments and Classification in Regards to the Dam Inspection and Hazard Classification of Dam at the Pond at Liberty Park was read. Motion was made by Councilman Smith, seconded by Councilwoman Murphy. Councilman Smith and Councilman Caminiti provided further information about the appeal. Said motion was passed unanimously.

Resolution No. 164-20 – Resolution for the Renewal of Plenary Retail Consumption Liquor License for the Period of July 1, 2020 to June 30, 2021 was read. Motion was made by Councilwoman Murphy, seconded by Councilwoman Dietrich. Said motion was passed unanimously.



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Resolution No. 165-20 – Resolution Authorizing to Sponsor a Flu Shot Clinic for Borough Employees, Emergency Personnel and Police Personnel was read. Motion was made by Councilwoman Murphy, seconded by Councilman Sweeney. Said motion was passed unanimously.

Resolution No. 166-20 – Resolution to Appoint Tim Kearney as Seasonal Borough Department of Public Works Laborer was read. Motion was made by Councilwoman Murphy, seconded by Councilwoman Dietrich. Said motion was passed unanimously.

Resolution No. 167-20 – Resolution for Authorization to Pay Accumulated Leave to Scott Hanna (Retired) was read. Motion was made by Councilman Smith, seconded by Councilman Sweeney. Said motion was passed unanimously.

Resolution No. 168-20 – Resolution for Approval to Accept Donation of Water Lilies from a Donor Working Through Carter VanDyke Associates Landscape Architects/Planners to be Planted in the Pond at Liberty Park was read. Motion was made by Councilman Smith, seconded by Councilman Caminiti. Councilman Smith said that the NJDEP Division of Fish and Wildlife has issued written approval for work at Liberty Park and in the meantime the Borough is looking to move forward with improvements, such as adding these water lilies. Said motion was passed unanimously.

Resolution No. 169-20 – Resolution for Mayoral Appointment to Fill the Vacancy of the Position of Deputy Office of Emergency Management (OEM) Coordinator Due to a Retirement was read. Motion was made by Councilman Caminiti, seconded by Councilwoman Dietrich. Said motion was passed unanimously.

Resolution No. 171-20 – Resolution Accepting a Resignation Letter from Daniel Russoniello, DPW Laborer was read. Motion was made by Councilman Smith, seconded by Councilman Caminiti. Councilman Smith stated that the Borough is looking for two laborers and Councilwoman Dietrich asked how these are advertised. Said motion was passed unanimously.

BILLS LIST

Resolution No. 170-20 Approval of Bills as signed and listed on the Bill Payment List in the amount of \$1,493,128.04 was read. Council President Corigliano asked about three items and Mr. Bahr responded, with one item that requires verifying. Motion was made by Councilman Sweeney, seconded by Councilwoman Murphy. Said motion was passed unanimously.

PUBLIC COMMENTS – 3 MINUTES PER PERSON – AGENDA ITEMS ONLY

Council President Corigliano asked if anyone from the Public would like to speak.

Kathy De Luca - 16 Valley View Ave., Gladstone – Ms. De Luca asked if the DPW laborers positions could be outsourced instead of hired. Mr. Bahr explained why that would not be a good idea. Councilman Caminiti added that the DPW department also is very important for emergency events. Ms. De Luca expressed concern with COVID-19 and affordability of being able to continue to live in the town. Council President Corigliano said that her concerns are very valid. Councilman Smith said that the Borough has



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been looking closely at improving the efficiency of DPW, and the Borough eliminated the DPW Secretary as full time a few years ago and the Director just recently was switched to a part-time position.

John Kappler – 25 Holland Ave., Peapack - Mr. Kappler wanted to revisit the car show because he stated that the Council has punted that to the Fire Department to come up with rules and regulations for a town event. He stated that he is disturbed that we don't have a Council decision on what is required, and asked if Council should take the lead on what is required and not put this on a volunteer group. Councilman Sweeney brought up that the State has guidelines for outdoor events and we shouldn't reinvent the wheel and that it is implicit that if Council gives approval they have to adhere to State guidelines. Councilman Sweeney also stated that our first responders are very well trained and so they understand the guidelines. There was discussion.

Council President Corigliano asked if any of the Council members had any other items to discuss.

Mr. Bahr stated that James Fonzino, the Fire Official and Fire Subcode Official, has submitted his retirement notice, effective November 30. He has worked for the Borough for 17 years and has done a fantastic job.

Council President Corigliano did a recap, noting that Councilman Caminiti will follow up with the resident concerning Saint Johns Drive, Ms. Bretzger will reach out to the Fire Department regarding the car show application and what Council asked for, and Mr. Bahr will look into the one invoice item to make sure it's correct. He also thanked everyone on the call, most especially the residents who took the time to show interest in our town.

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 10:07 p.m. This motion was carried unanimously.

Respectfully submitted,

Nancy A. Bretzger, Borough Clerk