



**MAYOR & COUNCIL
THE BOROUGH OF PEAPACK & GLADSTONE
BOROUGH COUNCIL MEETING MINUTES
MARCH 23, 2021**

The regular meeting of the Mayor and Council of the Borough of Peapack & Gladstone was held on Tuesday, March 23, 2021 electronically via the GOTO Meeting Conferencing Service and began at 7:01p.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 2021 Meeting Dates was published in the Courier News and Bernardsville News on December 3, 2020, 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, Councilman Lemma, Councilwoman Murphy, Councilman Sweeney

Absent: (none)

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

Mayor Skinner gave an update on Covid-19. There are currently 19 active cases in the Borough. There has been a total of 20,000 cases in Somerset County with 70 fatalities. The State of New Jersey has had a total of 771,000 cases with 22,000 fatalities. Somerset County has given over 10,000 vaccines. Mayor Skinner reminded everyone to continue to practice social distancing and wash their hands often. Councilman Lemma stated that New Jersey has the highest rate of positive cases in the county, and the highest rate of infection increase in the world. He also gave statistics on the virus and stated that although we are taking precautions and many are receiving the vaccine, the rate is going up, not down. Mayor Skinner again reminded everyone to do their part to help control the spread of Covid-19.

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.

Christopher Downing-99 Main St.-Mr. Downing asked for clarification on the recent liquor license transfer, and why the municipality allowed such a broad use. John Bruder, Borough Attorney, stated that the parameters are set by the ABC and not the municipality. Council President Corigliano stated that when the applicant fills out the application, they are able to request where the license can be applicable. John Bruder added that outdoor dining and other applicable land use restrictions would be subject to review by the Land Use Board and the Borough.

Ann Todd-9 Maple Street-Ms. Todd asked if there was an update in regards to the sidewalks on Holland Ave. Councilman Caminiti stated that we are in motion to get the sidewalks in, but there is a process including budgeting. Ms. Todd also asked if anything can be done about the faded speed sign on Holland Ave. Mayor Skinner stated that he would ask the Police Department to reach out to the county to possibly get some replacement signs. Councilwoman Dietrich added that it would be a good idea take inventory and see what other signs in the Borough may need to be fixed or replaced.



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Kathy Deluca-16 Valleyview Road-Ms. Deluca asked about the status of Pfizer and if it was going to be sold. Mayor Skinner stated that Pfizer has been put on the market but has not yet been sold. Council President Corigliano stated that it could result in a substantial impact on tax payers, but it is still too early to tell what will happen.

PRESENTATION OF BOROUGH RE-BRANDING

Councilwoman Dietrich began by saying that the signs coming into town are pretty weathered and in need of replacement. Both she and Council President Corigliano have put a lot of time and effort into this task and are seeking the Council's input on the new designs. Hugh Miller, a representative from Marquee Marketing Alliance was also present. A visual presentation was made. Council President Corigliano stated that they would like the Council take some time and look at the various designs and have a discussion about them at an upcoming Council meeting. Councilman Sweeney feels this should be opened to the public. Council President Corigliano stated that he and Councilwoman Dietrich believe this should be a council decision. It was decided that discussion would be picked up again at the first meeting in May.

OLD BUSINESS

Marijuana Regulations – Councilman Caminiti stated that on February 22, 2021, recreational use of marijuana was legalized in the State of New Jersey. A Regulatory Committee has been established by the Mayor. There are several classes of licensing to consider including cultivation, manufacturing, wholesale and retail sales, medical and delivery providers. There is a 180-day window for the Borough to choose to opt in or out of any category, but can change what they have decided at a later date, as per the Governor's order. Councilman Caminiti also mentioned that we need to take a good look at cannabis in the work place concerning the use of medical marijuana.

NEW BUSINESS

Mayor Skinner stated that since Memorial Day is coming up, if he would like to have a Memorial Day service outdoors. All agreed to have a service in the park.

Councilman Caminiti mentioned the Government Energy Aggregation and said that he is working on a parallel program that could also save the municipality about 8% on their electric bill.

MISCELLANEOUS DISCUSSION/APPROVALS

22 St. John's Drive – Council President Corigliano gave an update regarding the new development at the end of St. John's Dr. As advised by our attorney, we cannot prevent the development, but we can control elements of the development that exists in Peapack & Gladstone, such as the private road that leads up to it as well as emergency services. Councilman Caminiti added that the application was not approved by the Mendham Planning Board at the recent meeting. He also mentioned that the environmental impact review is going to be very important on this and it needs to be at a contemporary, professional standard and in alignment with the most current regulations. Right now, the environmental impact study that the developer has submitted with the application, does not meet the standards. Councilman Sweeney voiced his concerns with the use of St. John's Drive for emergency services.



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Councilwoman Murphy mentioned that the Raritan Headwaters Association is doing their annual clean up on April 17, 2021. It was cancelled last year due to Covid, but residents can sign up online if they would like to help.

MINUTES

Mayor Skinner asked if there was a motion and second to accept the Regular Meeting minutes of February 23, 2021. Councilwoman Murphy motioned to accept the minutes, seconded by Councilwoman Dietrich. Said motion was passed unanimously.

RESOLUTIONS

Resolution No. 67-21 Resolution to Authorize the Execution of NJDEP Treatment Works Approval (TWA) Application for Deviation from Standards for 76 Willow Avenue, Block 26, Lot 19 was read. Motioned by Council President Corigliano, seconded by Councilman Sweeney. Said motion was passed unanimously.

Resolution No. 68-21 Resolution Authorizing Agreement Between Borough of Peapack & Gladstone and the County of Somerset for Recycling Pick-Up – January 1, 2021 to December 31, 2021 was read. Motioned by Councilman Sweeney, seconded by Councilwoman Murphy. Said motion was passed unanimously.

Resolution No. 69-21 Resolution in Opposition to Senate Bill S3375 – Changes to the Workers' Compensation Act was read. Motioned by Councilman Caminiti, seconded by Council President Corigliano. Said motion was passed unanimously.

Resolution No. 70-21 Resolution to Refund Lienholder for Redemption of Lien 19-00006 on Block 29, Lot 10 was read. Motioned by Council President Corigliano, seconded by Councilman Caminiti. Said motion was passed unanimously.

Resolution No. 71-21 Resolution Authorizing Caden Lorenzo to become a Junior Fireman of the Peapack & Gladstone Volunteer Fire Department was read. Motioned by Councilman Caminiti, seconded by Councilwoman Dietrich. Said motion was passed unanimously.

Resolution No. 72-21 Resolution Authorizing the Borough Police Department to Participate in Somerset County Distracted Driving Enforcement Mobilization April 1 – 30, 2021 was read. Motioned by Council President Corigliano, seconded by Councilwoman Dietrich. Said motion was passed unanimously.

Resolution No. 73-21 Resolution in Support of Amending A5342 (1R) was read. Motioned by Councilman Lemma, seconded by Council President Corigliano. Said motion was passed unanimously.

Resolution No. 74-21 Resolution for Temporary Appropriations for Operating Purposes was read. Motioned by Councilman Caminiti, seconded by Councilwoman Murphy. Said motion was passed unanimously.

Resolution No. 75-21 Resolution Authorizing the Borough to Enter into a Shared Service Sewer Agreement with the Township of Bedminster and the Borough of Far Hills was read. Motioned by Councilman Lemma, seconded by Councilwoman Dietrich. Said motion was passed unanimously.



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BILLS LIST

Resolution No. 76-21 Approval of Bills as signed and listed on the Bill Payment List in the amount of \$702,700.19. Motion to approve payment was made by Councilman Caminiti, seconded by Councilman Sweeney. Said motion was passed unanimously.

COUNCIL REPORTS

Finance – Council President Corigliano stated that the sewer bills went out on time last week and they are reflecting the savings of \$50.00 per year for residents. He also asked Council for their preference of when to schedule the Budget review meeting. It was decided to schedule the Budget Meeting on March 31, 2021 at 7:00 pm.

Sanitation & Sewer – Councilman Lemma stated that the sewer rates have gone down and that the 2021 sewer budget is in place. There will be a STAB meeting the first week of April.

Borough Property – Councilman Caminiti stated that he was able to check out the Scout Cabin and that the structural elements are pretty good. He believes we can get it back into good, serviceable condition without spending a lot of money. Councilman Caminiti mentioned there was a second meeting for the 5-ton working group and progress is being made. He also gave a shout out to Brad Fagan, DPW, for work in the DPW yard.

Fire – Councilwoman Murphy stated that a consultation group, East West, was chosen for the Fire Department. She also gave a shout out to the emergency responders for their efforts during a recent brush fire.

Roads & Transportation – Councilman Caminiti stated that he had no report for tonight.

Zoning & Construction – Mayor Skinner stated he had no report for tonight.

Borough Attorney's Report- John Bruder stated he had no report for tonight.

Police– Councilman Sweeney stated that he had no report for tonight.

Administrator's Report – Mr. Bahr stated that we have 2 bids out right now. One is for Garbage Collection and the other is for the Liberty Park renovations. A meeting is being arranged for the potential construction companies for Liberty Park.

Mayor's Report – Mayor Skinner stated he had nothing to report other than that we will be moving forward with the Memorial Day Ceremony.



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PUBLIC COMMENTS – 3 MINUTES PER PERSON – AGENDA ITEMS ONLY

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

Sama Habibi-8 Mosle Road-Ms. Habibi asked for clarification on the use of the road that goes through the Green Acres park site in Mendham leading to the St. John's property. Councilwoman Murphy explained that because this road is going through Green Acres, the only authorized use is for emergency purposes and not for use from residents in the new development. Councilman Caminiti added when Green Acres funding is involved for public space acquisition, it precludes commercial usage, which is what the new development is considered. The process to make the desired changes would need to be done by Mendham, but it's somewhat of an up-hill battle as Mendham doesn't see the need for such changes.

Ken Tiger- 16 St. John's Drive-Mr. Tiger stated that he has lived on St. John's Drive for 58 years and has seen it get progressively worse. He voiced his concerns about this and asked why nothing has been done to force repairs and maintenance. John Bruder, Borough Attorney, stated that he can take a look at the property maintenance code and ask Sarah Jane Noll, Zoning Official, to take appropriate action. Council President Corigliano stated that he was on a call last week with the new developer, Mr. Fetterly, and that he made a commitment to the residents to get repairs started.

Val Zoller-20 St. John's Drive-Ms. Zoller voiced her concerns about the road condition of St. John's Drive. Council President Corigliano responded by saying that our attorney believes action can be taken regarding the quality of the repairs to the road. John Bruder, Borough Attorney, added that any concerns about run off issues should be directed to Roger Thomas, Land Use Attorney, as he is representing Peapack on this hearing in Mendham.

Kathleen Campbell-12 St. John's Drive-Ms. Campbell asked what exactly can be done about the conditions of the road and the run off issues. She would like to see pressure put on the owners of the road to get them to make needed repairs. John Bruder, Borough Attorney, suggested contacting the Land Use Attorney to see what can actions can be taken.

Leslie Lloyd-71 Mosle Road-Wanted to thank Council for hearing the concerns of the residents on St. John's Drive.

Jeanne Rice-10 St. John's Drive-Ms. Rice mentioned that there are a lot of cars coming through for Hunter's Glen and the Ball Fields. Ms. Rice also mentioned that since St. John's Drive is in Gladstone, there should be some restrictions as to how many units will be allowed to be put up in the new development and how many cars are allowed coming onto Mosle Road. Mayor Skinner responded by saying that the road through Green Acres can be used to access a park but not a commercial location. John Bruder, Borough Attorney, added that we have limited authority, but we're trying to explore what can be done to lessen the impact to our residents.

Nicole Brown-103 Mosle Road-Ms. Brown asked if there would be any of our Council members present at the Menham Council Meeting on April 21, 2021. She stated her concerns about the known issues of St. John's Road. Councilman Caminiti stated that he will be present at that meeting. Mayor Skinner stated that only some of the Council may attend or it would be in violation of the Sunshine Act. Mayor Skinner



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also stated that he and the Council understand the frustration of the residents and we are trying our best to address this difficult matter

There being no other matters to be addressed by the Governing Body at this time, a motion was made by Councilman Lemma, seconded by Councilwoman Dietrich that this meeting be adjourned at 9:41 p.m. This motion was carried unanimously.

Respectfully submitted,

Nancy A. Bretzger, Borough Clerk