



**MAYOR & COUNCIL  
THE BOROUGH OF PEAPACK & GLADSTONE,  
BOROUGH COUNCIL MEETING MINUTES  
APRIL 26, 2022**

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The regular meeting of the Mayor and Council of the Borough of Peapack & Gladstone was held on Tuesday, April 26, 2022 at the Municipal Complex, 1 School Street, Peapack, New Jersey 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 2022 Meeting Dates was published in the Courier News and Bernardsville News on December 9, 2021 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: Council President Corigliano, Councilman Caminiti, Councilwoman Dietrich, Councilman Lemma, Councilman Sweeney, Mayor Skinner

Absent: Councilwoman Murphy

Also present were: Mr. John Bruder, Esq., Borough Attorney, Nancy A. Bretzger, Borough Clerk/Administrator and Karen Van Nest, Deputy Clerk.

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

**Lisa Connell** of 34 Pottersville Road inquired into having the DPW install a curb in front of her house to the west of her driveway as there is no curb and no storm drain. She stated that she spoke with the County and the County informed her that she is in an umbrella zone. Ms. Connell said that a large amount of water comes from the roadway and clogs the drain in front of her garage and she would like to know if the town can install a drain. She said that the County told her she would need to get permission from them to add a curb and provided her with a name and phone number of the person from whom to obtain a permit. Councilman Caminiti responded to Ms. Connell letting her know that he is the Property Chairperson and that the Borough does not make improvements to a resident's private property. He informed her that the Borough would only do so if there was an emergency situation or a public safety issue and that the Borough would not absorb the cost. Councilman Caminiti told her that he will contact the County Engineering Office to inquire and would assist her with communicating with the County.

**Peapack Gladstone Fire Chief John McDermott** expressed his concerns about new installations in Liberty Park, specifically trash and recycling cans and parking spaces and pavers under the grass that would allow for emergency vehicles to get to Lackawanna Ave. He stated that he believes that emergency vehicles would only have one way into the park under the current specifications and could have an issue with a ladder truck in the street with framed structures on either side. Mayor Skinner responded that there will be secondary access through an easement created by Melillo the Developer. Councilman Lemma confirmed that there is plastic lattice under the paths. Councilman Caminiti stated that he would review the Liberty Park plans with Fire Chief McDermott.

**Patty Sullivan** of 21 Willow Ave inquired about speeding and possible line painting on the sides of the road. Councilman Caminiti stated that it was a discussion point and that the next steps would be to obtain



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---



an estimate of costs for the work and identify a preliminary timeline. He informed Ms. Sullivan that she can reach out to him directly and provided his Borough email address. Further, Ms. Sullivan was informed that the Borough Council would have to consult with the Borough Engineer to be sure that it would be in compliance. There was further discussion around the speeding sign that the Police Department had installed; Police Chief Ferrante noted that the sign can be moved to different locations. Sgt. Scanlon stated that the trailer sign does not record but that the solar panel sign will record.

**OLD BUSINESS**

There was a discussion on the Liberty Park Improvement Project, specifically related to Electrical Revisions to the Plan. Councilman Lemma stated that the desire is to move the electrical controls to a new panel closer to the retaining wall and to cover it with foliage. He explained the two (2) change orders to install a new master panel and to run the cables underground to the pumps and electrical outlets. He noted that the electrical panel by the Lime Kiln cost approximately \$5-6k and is unsure as to whether or not the proposed costs for the change orders are reasonable. After some discussion as to whether or not to put this topic on the next meeting's agenda after the Borough Engineer reviews the change orders, Council President Corigliano suggested moving forward with the new change order resolutions tonight contingent upon the Borough Engineer's review, rather than delaying the project further. Council President Corigliano requested that Borough Administrator/Clerk Nancy Bretzger add the contingency language regarding the Borough Engineer's review and approval to the Resolutions and to forward his concurrence to the Mayor & Council Members.

**NEW BUSINESS**

Presentation by Police Department Regarding Additional Staffing Request – Police Chief Ferrante began the presentation by stating that they are requesting to hire a ninth (9<sup>th</sup>) Officer. He said that they are going to present objective and valid numbers from 2019 prior to the Covid-19 pandemic. Chief Ferrante stated that it has been thirteen (13) years that the Police Department has been down an officer since 2009 and that the main goal of the Department is to provide a safe environment for all Borough residents. Corporal Duff spoke and stated that prior to 1997, the Police Department was comprised of eight (8) full-time officers, including the Chief of Police. Corporal Duff continued by saying that from 1999-2008, the Department had nine (9) full-time officers and that in 2012 the Department had eight (8) full-time officers and one (1) part-time officer. Currently, the Department is comprised of seven (7) full-time officers, since the eighth full-time officer resigned in April 2022, and one (1) part-time Special Officer. It was stated that "crime has not gone down, phone calls have not gone down, our town continues to grow and we want to bring the department back to the staffing levels of fourteen (14) years ago."

Sgt. Scanlon presented the data from the studies that were conducted. The eighteen (18) page presentation titled "Borough of Peapack & Gladstone Police Staffing Presentation" was brought up on a projector screen for all to see and Sgt. Scanlon discussed each and every slide in detail. Chief Ferrante noted that in 2018, the Somerset County Prosecutor's Office verbally recommended 9-10 officers for the Borough of Peapack & Gladstone and he is asking for permission to hire a 9<sup>th</sup> full-time officer. Corporal Duff stated that the Chief, Sgt, and Corporal represent over 65 years of combined experience in the Borough of Peapack & Gladstone and that all three (3) of them are eligible for retirement in four-and-a-half (4 ½) years; he stated that forward progress stops when a department is down an Officer.





**MAYOR & COUNCIL  
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APRIL 26, 2022**

---



Mayor Skinner thanked the Chief, Sgt. and Corporal and noted that he was the Police Chief from 2009 until his retirement; he understands and appreciate what they are requesting and stated that he supports hiring a 9<sup>th</sup> full-time Officer. Councilman Sweeney asked about one-Officer on duty shifts. Clarification was provided that for EMTs, two (2) EMTs are required on an ambulance in order for an ambulance to report. For Firemen, Fire Chief McDermott stated that the preferred minimum is three (3) firefighters as the desire is for two (2) to always go into a fire. Councilman Caminiti asked the Police Department how many times an Officer has been in a situation where he is onsite at a police scene and has been needed elsewhere and was told that information would have to be gathered. Councilman Lemma complimented the presenters and noted that the overtime expenses this year were unusual and not at the usual level. Council President Corigliano thanked the presenter, especially Sgt. Scanlon, and said that they made an extremely compelling argument; he followed up by saying that he'd like to email specific questions to them after reviewing the presentation in greater detail. Councilwoman Dietrich spoke and stated that she feels the timeline is missing some information; she continued by saying that in 2019, the department lost an Officer for unexpected reasons and reiterated that there is an open position right now in the department. She recommended more forward-planning for candidates in the future. Councilwoman Dietrich also stated that there was a gap in 2021 from September to December, which was a stress on the department as well and Sgt. Scanlon was Office-in-Charge at that time. Councilman Sweeney said that good candidates will often accept other positions and not wait around long for an offer. Council President Corigliano said that if the department has knowledge about someone retiring, etc., planning can happen. Councilman Lemma noted that perhaps a second Class II Special Officer might be a great opportunity for a retiree and asked if Council can authorize a second Special Officer to use as needed. Mayor Skinner confirmed that he or she would have to be part of the schedule.

Council President Corigliano suggested that the Council be given time to evaluate the data that was presented. Chief Ferrante said that they are interviewing seven (7) potential candidates in Morris County next week. Councilman Caminiti thanked the presenters for their data points and asked for more data; he stated that he would like to see the primary data, walk through the models, see all of the references, and create a task force to put together questions and concerns. Council President Corigliano suggested a Special Meeting. Councilwoman Dietrich asked about mutual aid if backup is requested from Far Hills and/or Bedminster and Chief Ferrante confirmed that mutual aid goes back-and-forth with our neighboring towns.

**PUBLIC COMMENTS – 3 MINUTES PER PERSON – POLICE DEPARTMENT PRESENTATION**

**Ronald Hill** of 42 Old Chester Rd spoke and suggested moving up to standards where we should be. He asked when the last time the Borough had a Lieutenant and suggesting giving tests for Officers to move on and up.

**Mike Koppes** of 25 Willow Ave spoke and said that if the Police Department is interviewing seven (7) people in Morris County, to consider looking closely at two (2) and that perhaps they might be able to hire 2 officers for the price of the 1 office that recently resigned. Chief Ferrante said that all candidates who have the credentials will be interviewed and that they will create a list to number/rate the candidates.

Borough Administrator/Clerk Nancy Bretzger stated that the Police Department Staffing Presentation will be posted on the Borough Website tomorrow. Mayor Skinner stated that a Special Meeting dedicated to this topic, open to the public will be held.



**MAYOR & COUNCIL  
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BOROUGH COUNCIL MEETING MINUTES  
APRIL 26, 2022**

---



**MISCELLANEOUS DISCUSSION/APPROVALS**

None

**MINUTES**

Mayor Skinner asked if there was a motion and second to accept the Regular Meeting minutes of March 29, 2022. 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 Special Budget Meeting minutes of April 7, 2022. Council President Corigliano motioned to accept the minutes, seconded by Councilman Lemma. Said motion was passed unanimously.

Mayor Skinner asked if there was a motion and second to accept the Regular Meeting minutes of April 12, 2022. Councilman Lemma motioned to accept the minutes, seconded by Councilman Caminiti.

**ORDINANCES**

Mayor Skinner introduced **Ordinance 1111-2022** – ORDINANCE TO SET THE COMPENSATION OF THE MAYOR, BOROUGH COUNCIL MEMBERS, DEPARTMENT HEADS AND MUNICIPAL EMPLOYEES

Councilman Sweeney moved to introduce the ordinance at first reading, seconded by Council President Corigliano. Said motion passed unanimously. Mayor Skinner stated that **Ordinance 1111-2022** is introduced and shall be published in summary in the Bernardsville News and the Public Hearing for said Ordinance shall be held on May 24, 2022 at 7:00 p.m. or shortly thereafter.

Mayor Skinner introduced **Ordinance 1112-2022** – ORDINANCE TO AMEND CHAPTER XXIII, "LAND DEVELOPMENT ORDINANCE" OF THE REVISED GENERAL ORDINANCES OF THE BOROUGH OF PEAPACK AND GLADSTONE AMENDING ARTICLE XIA, MU-AH MIXED USE AFFORDABLE HOUSING ZONE AND AMENDING ARTICLE XI ESTABLISHING A NEW OVERLAY ZONE WITHIN THE ORL, OFFICE RESEARCH LABORATORY ZONE

Councilman Sweeney moved to introduce the ordinance at first reading, seconded by Councilwoman Dietrich. Said motion passed unanimously. Mayor Skinner stated that **Ordinance 1112-2022** is introduced and shall be published in summary in the Bernardsville News and the Public Hearing for said Ordinance shall be held on May 24, 2022 at 7:00 p.m. or shortly thereafter.

**RESOLUTIONS**

**Consent Agenda** for Resolutions 95-22, 96-22, 98-22, 99-22, 100-22, 101-22, and 102-22 was motioned by Council President Corigliano, seconded by Councilman Sweeney. Said motioned was passed unanimously.





**MAYOR & COUNCIL  
THE BOROUGH OF PEAPACK & GLADSTONE,  
BOROUGH COUNCIL MEETING MINUTES  
APRIL 26, 2022**

---



**RESOLUTION NO. 95-22** – RESOLUTION SETTING FORTH SUMMER HOURS FOR BOROUGH EMPLOYEES FOR 2022

**RESOLUTION NO. 96-22** – RESOLUTION URGING THE SWIFT PASSAGE OF S-330 WHICH RESTORES ENERGY TAX RECEIPTS

**RESOLUTION NO. 98-22** – RESOLUTION TO APPOINT NOAH MOTZ AS SEASONAL BOROUGH DEPARTMENT OF PUBLIC WORKS LABORER

**RESOLUTION NO. 99-22** – AUTHORIZATION FOR NOAH MOTZ TO BECOME A RIDING MEMBER OF THE PEAPACK & GLADSTONE VOLUNTEER FIRE DEPARTMENT

**RESOLUTION NO. 100-22** – RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE AN ESCROW AGREEMENT WITH NATIRAR RESORT DEVELOPMENT, LLC TO COVER EXPENSES RELATED TO THEIR C-PACE FUNDING PROJECT

**RESOLUTION NO. 101-22** – RESOLUTION FOR TEMPORARY EMERGENCY APPROPRIATIONS FOR OPERATING PURPOSES

**RESOLUTION NO. 102-22** – RESOLUTION TO REFUND LIENHOLDER FOR REDEMPTION OF LIEN #19-00007 ON BLOCK 33 LOT 13.06

**RESOLUTION NO. 97-22** – RESOLUTION DELINEATING THE LACKAWANNA TRACT AS AN AREA IN NEED OF REHABILITATION was read. Motion was made by Councilman Sweeney, seconded by Councilman Caminiti. Said motion was passed unanimously. Council President Corigliano spoke about the Mellilo Equities developer and modifying a few zones to put an overlay on a building on Route 206 for an electric vehicle (EV) charging station, storage units, and five (5) affordable housing units.

**RESOLUTION NO. 103-22** – AUTHORIZATION TO PAY V&K CONSTRUCTION INC FOR WORK ASSOCIATED WITH THE LIBERTY PARK IMPROVEMENT PROJECT was read. Motion was made by Councilman Caminiti, seconded by Councilman Lemma. Said motion was passed unanimously.

**RESOLUTION NO. 104-22** – RESOLUTION APPOINTING DANIEL MEGILL AS PROJECT MANAGER OF LIBERTY PARK IMPROVEMENT PROJECT was read. Motion was made by Councilman Lemma, seconded by Councilwoman Dietrich. Said motion was passed unanimously.

**RESOLUTION NO. 105-22** – RESOLUTION AUTHORIZING CHANGE ORDERS 5 & 6 FROM V&K CONSTRUCTION FOR LIBERTY PARK IMPROVEMENT PROJECT was read. Motion was made by Councilman Lemma, seconded by Councilwoman Dietrich. Said motion was passed unanimously. Councilman Lemma clarified that Resolution No 105-22 is a net zero cost.

**RESOLUTION NO. 108-22** – RESOLUTION AUTHORIZING CHANGE ORDER 7 FROM V&K CONSTRUCTION FOR LIBERTY PARK IMPROVEMENT PROJECT was read. Borough Administrator/Clerk Nancy Bretzger explained that the Resolution was prepared. Motion was made by Council President Corigliano, seconded by Councilwoman Dietrich. Said motion was passed unanimously with concurrence that additional language of “subject to review and approval by Borough Engineer” was to be added to said Resolution.

**RESOLUTION NO. 109-22** – RESOLUTION AUTHORIZING CHANGE ORDER 8 FROM V&K CONSTRUCTION FOR LIBERTY PARK IMPROVEMENT PROJECT was read. Borough Administrator/Clerk Nancy Bretzger explained that the Resolution was prepared. Motion was made by Council President Corigliano, seconded by Councilwoman Dietrich. Said motion was passed unanimously with concurrence that



**MAYOR & COUNCIL  
THE BOROUGH OF PEAPACK & GLADSTONE,  
BOROUGH COUNCIL MEETING MINUTES  
APRIL 26, 2022**



additional language of "subject to review and approval by Borough Engineer" was to be added to said Resolution.

**BILLS LIST**

**Resolution No. 106-22** Approval of Bills as signed and listed on the Bill Payment List in the amount of \$192,427.97 was read. Motion was made by Councilman Caminiti, seconded by Councilwoman Dietrich. Said motion was passed unanimously.

**Resolution No. 107-22** Executive Session was tabled as the Mayor & Council chose not to move into Executive Session.

**COUNCIL REPORTS**

Finance – 2022 Budget Presentation and 2<sup>nd</sup> Reading of the Budget will occur at the meeting on May 10th

Sanitation & Sewer – 49<sup>th</sup> year at the Miller Pump Station and a grant was submitted to the County for \$1.2mill in conjunction with Bedminster; Bernards Township Health Department is offering free tests for COVID for those with insurance and for those without insurance, Lucy Forgione of the Health Department was able to obtain 2,000 COVID tests to hand out to those in need. Tests can also be ordered for free through the USPS—4 test kits per address.

Borough Property – Liberty Park Project quality control review conducted by onsite observations by the Borough and Borough Engineer; no date certain for the Park re-opening and certain non-critical aspects were deferred.

Fire and First Aid – Councilman Lemma did not attend the last meeting.

Roads & Transportation – Saint Johns Drive had paving done; discussion regarding striping to be added in front of Cocolux where there are currently orange cones.

Zoning & Construction – No Report

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

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

Administrator's Report – Nancy Bretzger stated that she had no report tonight.

Mayor's Report – Mayor Skinner stated that the Memorial Day Ceremony will be held in the back of the Municipal Complex as Liberty Park will likely not be ready for Memorial Day.





**MAYOR & COUNCIL  
THE BOROUGH OF PEAPACK & GLADSTONE,  
BOROUGH COUNCIL MEETING MINUTES  
APRIL 26, 2022**

---



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

**Mike Seboria** of 10 Tiger Hill Drive spoke about the Somerset County Open Space program and stated that the County is putting out funds for parks, recreation, etc. and asked if the Borough can look at those County funds to offset the Liberty Park Improvement Project. Councilman Caminiti asked Mr. Seboria to forward the information to him and/or to Councilwoman Murphy. Council President Corigliano stated that the Borough received \$500k recently from this program. Mr. Seboria asked about the 2<sup>nd</sup> Special Budget Meeting and about seeing the 2022 Budget. Borough Administrator/Clerk stated that the 2022 user-friendly budget introduced is posted on the Borough website and that a copy is available in the Clerk's Office as well. Mike Seboria closed his comments by stating that he hopes we didn't argue with the Prosecutor's Office when they did their study.

**Ronald Hill** of 42 Old Chester Road asked about the Project Manager appointed for the Liberty Park Project and stated that he feels it's a little late. Councilman Lemma confirmed that Carter Van Dyke certified that the work they had been doing was in the role of Construction Manager. It was confirmed to Mr. Hill that the appointed Project Manager is the DPW Department Head who currently works three (3) days per week and that the Resolution passed allows for a limited time stipend of \$250/week to come in a 4<sup>th</sup> day each week for up to a three (3) month period. Council President stated that there were some deficiencies with Carter Van Dyke's supervision and that the DPW Superintendent agreed to take on the supervision at the park. Mr. Hill said that he noticed the gazebo railing distance from the posts to the steps are not the same and said that the distance from one post to the second post should be the same. Ronald Hill also asked about the current electric at the park and Councilman Lemma said that the electricity coming out of the old dental office building was inadequate. Mr. Hill concluded his statements by saying that the Park looks beautiful.

**Kingsley Hill** of 13 Brookside Drive asked for clarify on the proposed storage units on Route 206. Councilman Sweeney stated that the old Peapack Gladstone Bank/Finpro Building is proposed for re-zoning for additional use on the property to include self-storage units, electric vehicle (EV) charging stations, and affordable housing units (that will be separate and not part of the existing building).

There being no other matters to be addressed by the Governing Body at this time, a motion was made by Councilman Sweeney, seconded by Councilman Lemma, that this meeting be adjourned at 9:01p.m. This motion was carried unanimously.

Respectfully submitted,

*Nancy A. Bretzger*

Nancy A. Bretzger, Borough Clerk