



**MAYOR & COUNCIL  
THE BOROUGH OF PEAPACK & GLADSTONE,  
BOROUGH COUNCIL MEETING MINUTES  
MAY 24, 2022**

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The regular meeting of the Mayor and Council of the Borough of Peapack & Gladstone was held on Tuesday, May 24, 2022 at the Municipal Complex, 1 School Street, Peapack, New Jersey and began at 7:02p.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. Following the Pledge of Allegiance, a moment of silence was observed for the recent tragedies around the country.

Roll Call indicated the following present:

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

Absent: None

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**

Mayor Skinner opened it up to the public for any non-agenda comments. No one came forward.

**OLD BUSINESS**

Councilwoman Dietrich asked about the Borough signs in town and asked if the DPW can take down the old signs as the bases are rotted. Councilman Sweeney suggested leaving the old signs in place until the new signs are received so as to swap out the old for the new at that time. Council President Corigliano stated that the new signs are not budgeted and that special project funds will be utilized. Council President Corigliano also said that a meeting is being coordinated with the graphic designer and the sign company contractor so that this project moves forward.

**NEW BUSINESS**

Liberty Park Playground Discussion – Councilman Lemma began the discussion by stating that the Liberty Park design did not include work in the playground area. The three areas identified for discussion were: ground covering, playground equipment, and playground fencing. For the fencing, options include aluminum fencing or black chain link fencing and heights of 3 ft or 4 ft. He noted that he spoke with two companies that are experts on playground equipment. If the decision is to proceed now while the Liberty Park Improvement Project is underway, we are required to obtain a price from the current Park Project contractor V&K Construction. Councilman Lemma's estimate is \$40k for aluminum fencing and \$20k for chain link fencing. Or, if we wait a specified period of time after completion of the Park, we can obtain quotes from other contractors.





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Councilwoman Murphy said that she spoke with multiple people and unanimously, people feel strongly about fencing around the playground area. She said perhaps a rubber coated chain link fence and also mentioned that 3 ft seems too short, noting that the last fence was higher than 3 ft. There are potential hazards in the immediate area—the pond, train tracks, and the road. Councilwoman Dietrich agreed that the pond is a potential hazard and is in favor of a fence. Mayor Skinner concurred that a fence is needed around the playground area. Council President Corigliano concurred that a fence is needed and likes the idea of a black aluminum fence with a sprung closing gate. Councilman Sweeney said that he is in favor of fencing but is okay with holding off for now. He recommends including the Recreation Commission in these decisions. Alternately, Councilman Sweeney suggested that perhaps the fencing be installed now and then the playground equipment can be replaced at a later time. Councilman Caminiti stated that the tot lot should be restored as it is an eye sore and the playground equipment should be replaced. He said that Carter Van Dyke & Associates had shown some conceptual drawings and perhaps we'd want to include the public in a decision-making process regarding same. As a practical matter, he noted waiting until we know what the equipment and layout will be.

Councilman Lemma stated that costs have gone up approximately 25% and that the playground equipment will cost approximately \$100k. Councilman Sweeney said that it will be money well spent. Councilwoman Dietrich liked the idea of engaging the public and would like the fencing to be somewhat see-through. Councilwoman Murphy noted that there is currently grant money and that we should be aggressive in looking at available grants. She also stated that she doesn't want the process to take too long by including the public for feedback and decision-making. Council President concurs that the fence needs to be installed now for safety purposes. He stated that at this point, the Recreation Commission could be the subset of the public for input and that we need to identify the money for the fence. We can look at the Carter Van Dyke & Associates conceptual drawings and run it by the Contractor for a State Contract price design and quote. Borough Attorney John Bruder said that if there was no fencing included in the original scope, we may only need two quotes and wouldn't have to wait until after a certain waiting period. Borough Administrator Nancy Bretzger said that she would double check with the Qualified Purchasing Agent (QPA). Councilman Lemma was asked why the fencing was taken down and it was noted that the demolition of the fencing was discussed at the pre-construction meeting. He suggests expansion of the playground area to 3,750 square feet and said that the playground representative will meet with the Recreation Commission. Councilman Lemma concluded that the fencing will be put up first as the playground equipment could take longer to receive.

Regarding the ground covering for the playground area, Councilman Lemma stated that regular mulch should cost \$2-3/sf; shredded brown rubber mulch should cost \$3-5/sf; and cord rubber \$16/sf but it never needs any maintenance. Councilman Caminiti and Councilman Sweeney both noted that field turf uses ground-up tires, which are potentially a respiratory concern. Councilman Sweeney said that the Borough's DPW can put down fresh mulch. Councilman Lemma said that the playground rep said that rubber and mulch have similar safety impacts. It was mentioned that mulch can potentially form clusters of hard frozen water that might not meet safety standards. Council concurred with starting with fresh mulch and mentioned that the ground covering can always be changed in the future.

Councilman Lemma also said that the Council needs to make a decision regarding the fence that goes over the bridge. Options are a) do nothing; b) sand and paint the fence black; c) architect and pay for a





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replacement to retrofit. Councilman Sweeney, Councilman Lemma, and Mayor Skinner also agreed with option b to sand and paint it black. Council President Corigliano said that they'll need to figure out where the money will come from. He noted that the Recreation Trust Fund has approximately \$140,000 and that could be an partial source. Councilman Sweeney said that they gym floor and tennis courts will need money from the Recreation Trust Fund and that the original tot lot was paid for out of Recreation. Councilwoman Murphy stated that should prefers if some of the money needed for the tot lot could come from Recreation, rather than all from the Open Space Fund. Councilman Sweeney stated that he will reach out to the Recreation Coordinator. Borough Administrator Bretzger said that \$850k has been taken from the Open Space Fund already and that Ordinance No. 1115-2022 tonight is for an additional \$150k to come from the Open Space Fund but that it will be changed to \$100k so that the maximum taken from Open Space is \$950k.

**MISCELLANEOUS DISCUSSION/APPROVALS**

Open Gym Status & Associated Monitoring of Activities – Councilman Sweeney said that Councilwoman Murphy brought the topic to the forefront. He said that the men who play basketball in the gym on Tuesday nights had filed a property use request and provided their proof of insurance. He suggested that the same could be done for Open Gym—a parent providing their homeowner's insurance. Borough Administrator Nancy Bretzger said that she was told that five kids were in the gym on the Thursday of the week prior and that they were not there to use the gym. She suggests hiring someone part-timer to monitor the activities in the gym. Council President Corigliano said that previously, the Council has asked the Recreation Coordinator to come up with a plan to have volunteers supervising. Further if not in use, the gym should be locked. He suggested that parents could sign up on a schedule to volunteer to monitor open gym. Councilman Sweeney said that background checks would be needed for any volunteers supervising children. He envisions it being an application for a specific purpose that would include a certain group of kids. Mayor Skinner agreed with Borough Administrator Bretzger to proceed with hiring someone part-time who would maintain control and keep a log of how many kids come each time. Borough Administrator Bretzger said 2-3 times/week would be sufficient. Council President Corigliano agreed to hiring someone part-time on a trial basis to be paid out of the Recreation budget. Councilman Sweeney will discuss further with the Recreation Coordinator. Borough Administrator Bretzger said that she believes the Ordinance states that fifteen (15) years of age is the youngest age to attend without an adult

**MINUTES**

Mayor Skinner asked if there was a motion and second to accept the Regular Meeting Minutes of May 10, 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 Meeting minutes of May 11, 2022. Councilman Lemma motioned to accept the minutes, seconded by Councilwoman Murphy. Said motion was passed unanimously.



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**ORDINANCES**

Mayor Skinner asked for a motion and second to open the Public Hearing for **Ordinance 1111-2022** – ORDINANCE TO SET THE COMPENSATION OF THE MAYOR, BOROUGH COUNCIL MEMBERS, DEPARTMENT HEADS AND MUNICIPAL EMPLOYEES

Councilman Lemma moved to open the hearing for Public Comment for **Ordinance 1111-2022**, seconded by Councilwoman Murphy. Said motion was carried unanimously.

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

Councilman Sweeney moved to close public comments for **Ordinance 1111-2022**, seconded by Councilman Caminiti. Said motion was carried unanimously.

Council President Corigliano moved to Adopt **Ordinance 1111-2022**, seconded by Councilwoman Dietrich. Said motion was carried unanimously.

Mayor Skinner asked for a motion and second to open the Public Hearing for **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 Caminiti moved to open the hearing for Public Comment for **Ordinance 1112-2022**, seconded by Council President Corigliano. Said motion was carried unanimously.

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

Councilman Sweeney moved to close public comments for **Ordinance 1112-2022**, seconded by Councilman Caminiti. Said motion was carried unanimously.

Councilman Sweeney moved to Adopt **Ordinance 1112-2022**, seconded by Councilwoman Murphy. Said motion was carried unanimously.

Mayor Skinner asked for a motion and second to introduce **Ordinance 1113-2022** – ORDINANCE APPROPRIATING CERTAIN MONIES HELD BY THE BOROUGH OF PEAPACK & GLADSTONE FOR THE ACQUISITION OF NEW CASE 2022 521G WHEEL LOADER IN THE AMOUNT OF \$185,746.00

Council President Corigliano moved to introduce the ordinance at first reading, seconded by Councilman Sweeney. Said motion passed unanimously. Mayor Skinner stated that **Ordinance 1113-2022** is introduced and shall be published in summary in the Bernardsville News and the Public Hearing for said Ordinance shall be held on June 14, 2022 at 7:00 p.m. or shortly thereafter.





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Mayor Skinner asked for a motion and second to introduce **Ordinance 1114-2022** – ORDINANCE PROVIDING FOR VARIOUS IMPROVEMENTS IN AND BY THE BOROUGH OF PEAPACK AND GLADSTONE AND APPROPRIATING \$232,636 IN THE GENERAL CAPITAL FUND, \$44,400 IN THE OPEN SPACE TRUST AND \$71,318 IN THE SEWER CAPITAL FUND THEREFORE FROM VARIOUS FUNDS OF THE BOROUGH

Councilwoman Murphy moved to introduce the ordinance at first reading, seconded by Councilman Sweeney. Said motion passed unanimously. Mayor Skinner stated that **Ordinance 1114-2022** is introduced and shall be published in summary in the Bernardsville News and the Public Hearing for said Ordinance shall be held on June 14, 2022 at 7:00 p.m. or shortly thereafter.

Mayor Skinner asked for a motion and second to introduce **Ordinance 1115-2022** – ORDINANCE APPROPRIATING CERTAIN MONIES HELD BY THE BOROUGH OF PEAPACK & GLADSTONE FOR IMPROVEMENTS TO LIBERTY PARK

Council President Corigliano moved to amend the ordinance from \$150,000 to \$100,000, seconded by Councilwoman Murphy. Said motion passed unanimously.

Councilman Sweeney moved to introduce the ordinance, as amended, at first reading, seconded by Councilman Lemma. Said motion passed unanimously. Mayor Skinner stated that **Ordinance 1115-2022** as amended is introduced and shall be published in summary in the Bernardsville News and the Public Hearing for said Ordinance shall be held on June 14, 2022 at 7:00 p.m. or shortly thereafter.

**RESOLUTIONS**

**RESOLUTION NO. 125-22** – RESOLUTION TO RE-APPOINT NANCY BRETZGER AS REGISTRAR OF VITAL STATISTICS was read. Motion was made by Councilman Caminiti, seconded by Councilwoman Dietrich. Said motion was passed unanimously.

**RESOLUTION NO. 126-22** – RESOLUTION AUTHORIZING THE BOROUGH OF PEAPACK & GLADSTONE COUNCIL TO FIX AND DETERMINE ANNUAL SALARIES, WAGES OR COMPENSATION TO BE PAID TO OFFICERS AND EMPLOYEES OF THE BOROUGH OF PEAPACK & GLADSTONE was read. Motion was made by Councilwoman Murphy, seconded by Councilman Lemma. Said motion was passed unanimously.

**RESOLUTION NO. 127-22** – RESOLUTION TO APPOINT BRAD FAGAN AS THE DEPARTMENT OF PUBLIC WORKS DIRECTOR OF THE BOROUGH OF PEAPACK & GLADSTONE EFFECTIVE MAY 23, 2022 was read. Motion was made by Council President Corigliano, seconded by Councilwoman Dietrich. Said motion was passed unanimously.

***Consent Agenda** for Resolutions 128-22 and 129-22 was motioned by Councilman Caminiti, seconded by Councilwoman Dietrich. Said motioned was passed unanimously.*

**RESOLUTION NO. 128-22** – RESOLUTION FOR RENEWAL OF PLENARY RETAIL CONSUMPTION LIQUOR LICENSE FOR THE PERIOD OF JULY 1, 2022 TO JUNE 30, 2023-ESSEX HUNT CLUB, INC.

**RESOLUTION NO. 129-22** – RESOLUTION FOR RENEWAL OF PLENARY RETAIL CONSUMPTION LIQUOR LICENSE FOR THE PERIOD OF JULY 1, 2022 TO JUNE 30, 2023-GLADSTONE TAVERN, LLC



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***Consent Agenda** for Resolutions 130-22, 131-22, and 135-22 was motioned by Councilman Caminiti, seconded by Councilwoman Dietrich. Said motioned was passed unanimously.*

**RESOLUTION NO. 130-22** – AUTHORIZING THE MAYOR TO EXECUTE AN AFFORDABLE HOUSING DEVELOPER’S AGREEMENT WITH MELILLO EQUITIES RELATED TO THE LACKAWANNA ASSEMBLAGE AND FINPRO SITE

**RESOLUTION NO. 131-22** – AUTHORIZING THE MAYOR TO EXECUTE A DEVELOPMENT AND AFFORDABLE HOUSING AGREEMENT WITH MELILLO EQUITIES RELATED TO THE COTTAGES AT VERNON MANOR DEVELOPMENT

**RESOLUTION NO. 135-22** – AUTHORIZING THE MAYOR TO EXECUTE AN AFFORDABLE HOUSING DEVELOPER’S AGREEMENT WITH SJP RESIDENTIAL DEVELOPERS LLC

Council President Corigliano explained that the Agreements being executing now are in order to receive the Affordable Housing Compliance Certificates and that the Developers are agreeing with constructing the developments.

**RESOLUTION NO. 132-22** – AUTHORIZING CHANGE ORDER #11 FROM V&K CONSTRUCTION FOR LIBERTY PARK IMPROVEMENT PROJECT was read. Motion was made by Councilman Sweeney, seconded by Councilwoman Dietrich. Said motion was passed unanimously. Councilman Lemma explained the need for the change order as the aerator pump on the old electrical panel needs to be moved plus a new slab poured and a conduit through it to get the pipes to the pond.

***Consent Agenda** for Resolutions 133-22 and 134-22 was motioned by Councilman Caminiti, seconded by Councilwoman Dietrich. Said motion was passed unanimously.*

**RESOLUTION NO. 133-22** – AUTHORIZING CHANGE ORDER #12 FROM V&K CONSTRUCTION FOR LIBERTY PARK IMPROVEMENT PROJECT

**RESOLUTION NO. 134-22** – AUTHORIZING CHANGE ORDER #13 FROM V&K CONSTRUCTION FOR LIBERTY PARK IMPROVEMENT PROJECT

Councilman Lemma discussed the concerns regarding drainage in Liberty Park and stated that the initial design did not address drainage due to heavy rains. There is a need to tap into the new drainage system and demo the old concrete cistern plus one new atrium drain and a new pipe need to be installed to drain into the pond.

**BILLS LIST**

**Resolution No. 136-22** Approval of Bills as signed and listed on the Bill Payment List in the amount of \$189,849.75 was read. Councilwoman Murphy asked a question about the \$25k tractor; DPW Director Brad Fagan explained that the purchase was made from last year’s budget. Motion was made by Councilman Caminiti, seconded by Councilwoman Dietrich. Said motion was passed unanimously.





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**COUNCIL REPORTS**

Finance – Nothing specific to report

Sanitation & Sewer – Councilman Lemma stated that as it relates to the STAB shared sewer facility, the federal grant application for \$1.2mill for maintenance issues is moving along in a positive way.

Borough Property – Councilman Caminiti said that we are moving forward with finishing the floors in the Scout Cabin. Borough Administrator Nancy Bretzger said that we haven't heard back from the insulation contractor. Mayor Skinner said that the unveiling of the Scout Cabin should be a separate event, separate from the re-opening of Liberty Park.

Fire and First Aid – Nothing specific to report

Police – Councilman Sweeney said that they were at the Fire & First Aid dinner. Council President Corigliano read aloud the service awards from the dinner program, names and years of service.

Mayor Skinner asked Sgt. Scanlon to speak about the recent missing persons search in town. Sgt. Scanlon stated that Officer Ortiz received a call that an 88 year-old female went missing; her husband said they were gardening in the yard and she went missing. Canine units and drones were utilized to locate her. The residents' 50-acre wooded lot is completely fenced in and she was found within approximately four hours, sitting down on the property within the fence line. A tractor was used to pick her up and she was then brought to Morristown Hospital. Mayor Skinner stated that towns are required to notify the County within two hours and the County then has to notify the State. Great job to our police department.

Roads & Transportation – Councilman Caminiti reported that our DPW will repaint the curb in front of Cocoluxe to prevent parking there but that we can't touch the road without permission from the County.

Zoning & Construction – No Report

Borough Attorney's Report- John Bruder stated that there will be a hearing at the County in early June regarding outstanding tax appeals.

Administrator's Report – Nancy Bretzger stated that the County Clerk's Office will be conducting an outreach program at our Borough Hall on Saturday, June 25<sup>th</sup> from 9am – 12 noon for processing passport applications, passport photos, vote by mail applications, notary oaths, and info on how to apply for office.

Mayor's Report – Mayor Skinner stated that the Annual Memorial Day Ceremony will be held outside on the ball fields in the back of the Municipal Complex with keynote speaker Dr. Jeffrey Leary, Chief Orthopedic Surgeon that was on two combat tours in Afghanistan.



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

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

Ronald Hill of 42 Old Chester Rd, Gladstone asked about the \$14,800 for V&K Construction Change Order #12. Councilman Lemma responded that all work done onsite at Liberty Park has to be at prevailing wages, plus the equipment to dig the trenches needs to be brought back onsite. Mr. Hill asked further questions about if the price is per linear foot and Councilman Lemma stated that no, the price is per foot. Questions surrounding perforated or solid pipes were answered by Council President who stated that the sock was going over a perforated pipe. Councilman Lemma concluded that the landscape architect designed it and the Borough Engineer reviewed it. Mr. Hill stated that there is still a lot of work to be done.

There were no further public comments regarding agenda items.

There being no other matters to be addressed by the Governing Body at this time, a motion was made by Councilman Caminiti, seconded by Councilman Sweeney, that this meeting be adjourned at 8:24p.m. This motion was carried unanimously.

Respectfully submitted,

Nancy A. Bretzger, Borough Clerk