

BOROUGH OF PEAPACK AND GLADSTONE

CLERK/REGISTRAR
ASSISTANT ADMINISTRATOR

TELEPHONE: 908-234-2250
FAX: 908-781-0042

1 SCHOOL STREET
P.O. BOX 218
PEAPACK, NJ 07977

June 22, 2020

The Borough Council Meeting of JUNE 23, 2020 will be held virtually through Go To Meeting The meeting starts at 7:00PM

You can call in through the phone number that is listed below.

Phone Number: 1-571-317-3122
When asked put in the Access code below:
Access Code: 535-147-941

We ask that you are patient with us during this process as this is new to all of us involved. To make this new process work as efficiently as possible we have drafted a procedure to follow:

1. Mayor Skinner will start the meeting. The Mayor will read a statement asking for patience with this process and telling everyone to mute his or her phone until public comment.
2. Members of the Council will announce who they are before they begin speaking.
3. Please be respectful of this process so we can clearly identify each other and don't talk over one another as this makes it very difficult for all to hear and understand
4. When the meeting is opened to the public, please state your name and address for the record



**MAYOR & COUNCIL
THE BOROUGH OF PEAPACK & GLADSTONE,
BOROUGH COUNCIL MEETING AGENDA**

JUNE 23, 2020

6:15 PM – EXECUTIVE SESSION

7:00 PM – REGULAR MEETING

Location: Electronically via the GOTO Meeting Conferencing Service

Actual meeting may contain discussion of items not mentioned on the agenda and alternatively any items specifically listed may be omitted.

1. CALL TO ORDER

2. SUNSHINE NOTICE – *Municipal Clerk reads the following statement:*

“Pursuant to the Open Public Meetings Act, Adequate notice of 2020 Meeting Dates was published in the Courier News and Bernardsville News on December 5, 2019 and posted at the Municipal Complex and the Borough Library. Action may be taken.”

3. FLAG SALUTE

4. ROLL CALL

5. EXECUTIVE SESSION – RESOLUTION NO. 109-20 – *Authorization for Executive Session for Certain Specified Purposes – (1) Potential Litigation (2) Contract Negotiations (a) Affordable Housing (b) Acquisition of Property*

6. MAYOR’S UPDATE ON COVID-19

7. PUBLIC COMMENTS: 5 MINUTES PER PERSON – NON-AGENDA ITEMS

It is the policy of the Borough Council that all public comments on an issue shall be limited to five (5) minutes per person. Comments may be made on any Non-Agenda subject pertaining to Borough issues. Comments pertaining to Public Hearings should be saved for that section of the agenda. No debating between residents. Comments should be addressed to Mayor and Council at the public microphone.

8. OLD BUSINESS

9. NEW BUSINESS

10. MISCELLANEOUS DISCUSSION/APPROVALS

11. READING AND APPROVAL OF MINUTES

Regular Meeting May 12, 2020

Regular Meeting May 26, 2020

Regular Meeting June 9, 2020

Executive Session Meeting June 9, 2020



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12. ORDINANCES

PUBLIC HEARING FOR ORDINANCE 1091-2020 – *An Ordinance Amending Chapter XI, Titled “Building and Housing” of the Revised General Ordinances Subsection 11-1.2, Titled “Fees for Construction Permit”*

PUBLIC HEARING FOR ORDINANCE 1092-2020 – *An Ordinance Vacating a Certain Portion of Park Avenue in the Borough of Peapack and Gladstone and Joining the Land so Vacated as Part and Parcel of Liberty Park*

13. RESOLUTIONS

RESOLUTION NO. 110-20 – *Resolution Approving a Special Use Permit for Café Savori Restaurant During COVID-19 Public Health Emergency and State of Emergency*

RESOLUTION NO. 111-20 – *Resolution Approving a Special Use Permit for Gladstone Tavern During COVID-19 Public Health Emergency and State of Emergency*

RESOLUTION NO. 112-20 – *Resolution to Approve a COVID-19 Expansion of Premises Permit for Gladstone Tavern, Plenary Consumption License No. 1815-33-001-006 During COVID-10 Public Health Emergency and State of Emergency*

RESOLUTION NO. 113-20 – *Resolution Authorizing Agreement Between Borough of Peapack & Gladstone and the County of Somerset for Recycling Pick-Up – January 1, 2020 – December 31, 2020*

RESOLUTION NO. 114-20 – *Resolution to Enter Into an Agreement with DMC Associates, Inc. Land Surveyors for an Elevation Survey of First Floor Elevations of Five Properties Downstream of the Dam*

RESOLUTION NO. 115-20 – *Resolution Authorizing the Preparation of Estimated 3rd Quarter Tax Bills Due August 1, 2020*

RESOLUTION NO. 116-20 – *Resolution Authorizing the Execution of Delta Gas Station/Convenient Mart, 145 Route 206, Gladstone, NJ Block 33, Lot 5 Treatment Works Approval (TWA) Application*

RESOLUTION NO. 117-20 – *Resolution Appointing Dan Dolan as Recreation Coordinator for the Borough of Peapack & Gladstone*

RESOLUTION NO. 118-20 – *Resolution Accepting a Resignation Letter from John Desmelyk, DPW Laborer*

14. BILLS LIST

RESOLUTION NO. 119-20 – *Approval of Bills as signed and listed on the Bill Payment List
Total Amount: \$779,329.34*



**MAYOR & COUNCIL
THE BOROUGH OF PEAPACK & GLADSTONE,
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15. COUNCIL REPORTS

Council President Corigliano & Councilman Sweeney
Councilwoman Murphy & Councilman Caminiti
Councilman Caminiti & Councilman Smith
Councilman Smith & Councilwoman Murphy
Councilman Sweeney & Councilwoman Dietrich
Councilwoman Dietrich & Councilman Sweeney
Mayor Skinner
John Bruder, Borough Attorney
Randy Bahr
Mayor Skinner

Finance
Sanitation & Sewer
Borough Property
Fire/First Aid Squad
Police
Roads & Transportation
Zoning & Construction
Legal
Administrator's Report
Mayor's Report

16. PUBLIC COMMENTS – 3 MINUTES PER PERSON – AGENDA ITEMS ONLY

It is the policy of the Borough Council that all public comments on an issue shall be limited to three (3) minutes per person. No debating between residents. Comments should be addressed to Mayor and Council at the public microphone.

17. ADJOURNMENT

**THE NEXT MEETING OF THE MAYOR & COUNCIL WILL BE HELD ON
TUESDAY, JULY 21, 2020 AT 7:00PM**

RESOLUTION

BOROUGH OF PEAPACK & GLADSTONE, SOMERSET COUNTY, NEW JERSEY

RESOLUTION NO. 109-20

TITLE: AUTHORIZATION FOR EXECUTIVE SESSION FOR CERTAIN SPECIFIED PURPOSES

BE IT RESOLVED, by the Mayor and Borough Council of the Borough of Peapack & Gladstone that in compliance with N.J.S.A. 10:4-7 et seq., this meeting will be closed to the public to discuss the following matters:

1. Potential Litigation
2. Contract Negotiations – (a) Affordable Housing (b) Acquisition of Property

The matters considered in this Executive Session can be released to the public when the reasons for discussing and acting on it in closed session no longer exist.

Introduced	Seconded	Borough Council	Aye	Nay	Abstain	Absent
		Gian-Paolo Caminiti				
		Mark Corigliano				
		Amy Dietrich				
		Jamie Murphy				
		Royal Smith				
		John Sweeney				

IT IS HEREBY CERTIFIED THAT THE FOREGOING IS A TRUE AND CORRECT COPY OF A RESOLUTION ADOPTED BY THE BOROUGH COUNCIL OF THE BOROUGH OF PEAPACK & GLADSTONE AT A MEETING OF SAID COUNCIL HELD ON JUNE 23, 2020.

NANCY A. BRETZGER
BOROUGH CLERK

GREGORY J. SKINNER
MAYOR

RESOLUTION

BOROUGH OF PEAPACK AND GLADSTONE, SOMERSET COUNTY, NEW JERSEY

RESOLUTION NO. 110-20

TITLE: RESOLUTION TO APPROVE A SPECIAL USE PERMIT FOR CAFÉ SAPORI, 12 LACKAWANNA AVENUE, GLADSTONE, NJ DURING COVID-19 PUBLIC HEALTH EMERGENCY AND STATE OF EMERGENCY

WHEREAS, an application has been filed with the Borough for use of the parking lot of the Café Saporì, 12 Lackawanna Avenue, Gladstone, NJ due to the restrictions of Governor Murphy's Executive Order No. 150 to allow restaurants, bars and other food or beverage establishments to provide in-person service at areas designated for food and/or beverage consumption in accordance with CDC and DOH safeguards as outside dining; and

WHEREAS, Resolution 105-20 of the Borough allows for the Zoning Officer and Officer-In-Charge to approve and issue the Special Use Permit before the Mayor and Council approval; and

WHEREAS, the Zoning Officer and Officer-In-Charge have reviewed the application and site plan and they approved the application; and

WHEREAS, Special Use Permit No. 02-2020 has been issued by the Borough Clerk for use of 6 parking spots in the parking lot closest to the building from June 22, 2020 to October 31, 2020;

NOW, THEREFORE BE IT RESOLVED, by the Borough Council of the Borough of Peapack and Gladstone, County of Somerset, State of New Jersey that effective June 22, 2020 to October 31, 2020, the Special Use Permit No. 02-2020 issued to Café Saporì, 12 Lackawanna Avenue, Gladstone is approved.

Introduced	Seconded	Borough Council	Aye	Nay	Abstain	Absent
		Gian-Paolo Caminiti				
		Mark Corigliano				
		Amy Dietrich				
		Jamie Murphy				
		Royal Smith				
		John Sweeney				

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NANCY A. BRETZGER
BOROUGH CLERK

GREGORY J. SKINNER
MAYOR

DRAFT

RESOLUTION

BOROUGH OF PEAPACK AND GLADSTONE, SOMERSET COUNTY, NEW JERSEY

RESOLUTION NO. 111-20

TITLE: RESOLUTION TO APPROVE A SPECIAL USE PERMIT FOR GLADSTONE TAVERN, 273 MAIN STREET, GLADSTONE, NJ DURING COVID-19 PUBLIC HEALTH EMERGENCY AND STATE OF EMERGENCY

WHEREAS, an application has been filed with the Borough for use of a Tent in the parking lot of the Gladstone Tavern, 273 Main Street, Gladstone, NJ due to the restrictions of Governor Murphy's Executive Order No. 150 to allow restaurants, bars and other food or beverage establishments to provide in-person service at areas designated for food and/or beverage consumption in accordance with CDC and DOH safeguards as outside dining; and

WHEREAS, Resolution 105-20 of the Borough allows for the Zoning Officer and Officer-In-Charge to approve and issue the Special Use Permit before the Mayor and Council approval; and

WHEREAS, the Zoning Officer and Officer-In-Charge have reviewed the application, site plan and visited the site of the proposed tent and approved the application; and

WHEREAS, Special Use Permit No. 01-2020 has been issued by the Borough Clerk for use of the tent in the parking lot adjacent to the right side of the building from June 15, 2020 to October 31, 2020;

NOW, THEREFORE BE IT RESOLVED, by the Borough Council of the Borough of Peapack and Gladstone, County of Somerset, State of New Jersey that effective June 15, 2020 to October 31, 2020, the Special Use Permit No. 01-2020 issued to Gladstone Tavern, 273 Main Street, Gladstone is approved.

Introduced	Seconded	Borough Council	Aye	Nay	Abstain	Absent
		Gian-Paolo Caminiti				
		Mark Corigliano				
		Amy Dietrich				
		Jamie Murphy				
		Royal Smith				
		John Sweeney				

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NANCY A. BRETZGER
BOROUGH CLERK

GREGORY J. SKINNER
MAYOR

DRAFT

RESOLUTION

BOROUGH OF PEAPACK AND GLADSTONE, SOMERSET COUNTY, NEW JERSEY

RESOLUTION NO. 112-20

TITLE: RESOLUTION TO APPROVE A COVID-19 EXPANSION OF PREMISES PERMIT FOR GLADSTONE TAVERN, LICENSE NO. 1815-33-001-006 DURING COVID-19 PUBLIC HEALTH EMERGENCY AND STATE OF EMERGENCY

WHEREAS, an application has been filed, for a COVID-19 Expansion of Premises Permit of Plenary Consumption License 1815-33-001-006 to expand their premises for the sale and service of alcoholic beverages as on the primary licensed premises as stated in Executive Order No. 150 and Special Ruing 2020-10 Establishing Temporary COVID 19 Permit to Expand Licensed Premises; and

WHEREAS, the submitted application is complete in all respects and has been approved by the Officer-In-Charge, the Borough Clerk and the NJ State Alcohol Beverage Control; and

NOW, THEREFORE BE IT RESOLVED, by the Borough Council of the Borough of Peapack and Gladstone, County of Somerset, State of New Jersey that effective June 15, 2020 to November 30, 2020, the expansion of Plenary Retail Consumption licensed premises located at 273 Main Street, Gladstone, NJ to place under license the area delineated in the application form and the sketch of the licensed premises attached thereto.

Introduced	Seconded	Borough Council	Aye	Nay	Abstain	Absent
		Gian-Paolo Caminiti				
		Mark Corigliano				
		Amy Dietrich				
		Jamie Murphy				
		Royal Smith				
		John Sweeney				

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NANCY A. BRETZGER
BOROUGH CLERK

GREGORY J. SKINNER
MAYOR

RESOLUTION

**BOROUGH OF PEAPACK & GLADSTONE
SOMERSET COUNTY, NEW JERSEY**

RESOLUTION NO. 113-20

TITLE: RESOLUTION AUTHORIZING AGREEMENT BETWEEN BOROUGH OF PEAPACK & GLADSTONE AND THE COUNTY OF SOMERSET FOR RECYCLING PICK-UP – JANUARY 1, 2020 – DECEMBER 31, 2020

WHEREAS, the Borough of Peapack & Gladstone entered into negotiations regarding an Agreement with the County of Somerset, and

WHEREAS, the Borough of Peapack & Gladstone has agreed that the County fee shall be based upon the number of households with the Municipality as determined by the County Planning Board at the rate of \$24.33 per household per year, and

WHEREAS, the Borough of Peapack & Gladstone has determined that it is in the best interest of the Municipality to execute an Agreement with the County of Somerset.

NOW, THEREFORE BE IT RESOLVED by the Mayor and Council of the Borough of Peapack & Gladstone, County of Somerset, State of New Jersey are hereby authorized to execute this Agreement for recycling pickup with the County of Somerset for the period January 1, 2020 to December 31, 2020.

Introduced	Seconded	Borough Council	Aye	Nay	Abstain	Absent
		Gian-Paolo Caminiti				
		Mark Corigliano				
		Amy Dietrich				
		Jamie Murphy				
		Royal Smith				
		John Sweeney				

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NANCY A. BRETZGER
BOROUGH CLERK

GREGORY J. SKINNER
MAYOR

RESOLUTION

BOROUGH OF PEAPACK AND GLADSTONE, SOMERSET COUNTY, NEW JERSEY

RESOLUTION NO. 114-20

TITLE: RESOLUTION TO ENTER INTO AN AGREEMENT WITH DMC ASSOCIATES, INC. LAND SURVEYORS FOR A ELEVATION SURVEY OF FIRST FLOOR ELEVATIONS OF FIVE PROPERTIES DOWNSTREAM OF THE DAM

WHEREAS, the Borough of Peapack and Gladstone has a need for elevation surveys in regards to the appeal of the Dam Classification; and

WHEREAS, DMC Associates, Inc. completed the original survey in February of 2019; and

WHEREAS, the following five properties have been designated as areas that need to have elevations of the first floor in the rear of the properties,

- *Robb Francis Sports Cars
- *Building behind Cocoluxe Fine Pastries
- *Hair Design Studio
- *Café Azzurro
- *139 Main Street

WHEREAS, there was a review of their proposal received and it covered all the needs for the Borough for the professional work needed for the elevations of these properties; and

NOW, THEREFORE BE IT RESOLVED, by the Borough Council of the Borough of Peapack and Gladstone that the Borough award the work to DMC Associates, Inc. Land Surveyors in an amount not to exceed \$1,500.00.

Introduced	Seconded	Borough Council	Aye	Nay	Abstain	Absent
		Gian-Paolo Caminiti				
		Mark Corigliano				
		Amy Dietrich				
		Jamie Murphy				
		Royal Smith				
		John Sweeney				

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 NANCY A. BRETZGER
 BOROUGH CLERK

 GREGORY J. SKINNER
 MAYOR

FINANCE CERTIFICATION

I, Randy Bahr, CFO of the Borough of Peapack & Gladstone hereby certify that there are adequate funds available for the above-named contract. Monies are available in Ordinance 1046-2017.

 Randy Bahr, CFO

BOROUGH OF PEAPACK AND GLADSTONE

RESOLUTION NO. 115-20

TITLE: RESOLUTION AUTHORIZING THE PREPARATION OF ESTIMATED 3RD QUARTER TAX BILLS DUE AUGUST 1, 2020

WHEREAS, due to the COVID-19 pandemic, there will be a delayed adoption of the State Fiscal Year 2021 Budget to September 30, 2020; and

WHEREAS, the Division of Local Government Services (DLGS) cannot certify State Aid allocations to municipal budgets until State Aid Appropriations are known; and

WHEREAS, the DLGS “strongly recommends” that municipalities prepare to issue estimated property tax bills for 3rd quarter 2020 property taxes; and

WHEREAS, the Tax Collector may rescind this resolution in the event the County of Somerset releases a tax rate for the Borough of Peapack and Gladstone; and

WHEREAS, the Tax Collector and the Chief Financial Officer have reviewed and computed an estimated 2020 tax levy of \$13,915,440.47 in accordance with N.J.S.A. 54:4-66.3,

NOW, THEREFORE BE IT RESOLVED, the Borough Council of the Borough of Peapack and Gladstone, County of Somerset, State of New Jersey, hereby authorizes that:

1. The Tax Collector is directed to prepare and issue estimated tax bills for the Borough of Peapack and Gladstone for the third quarter 2020, in accordance with the provisions of N.J.A.A. 54:4-66.2 et seq.
2. The third quarterly installment of 2020 taxes shall not be subject to interest until the later of August 10, 2020 or the Twenty-fifth (25) calendar day after the date the estimated tax bills are mailed. The estimated tax bills shall contain a notice specifying the date on which interest begins to accrue.
3. The tax collector take any additional steps necessary to immediately implement this resolution.

Introduced	Seconded	Borough Council	Aye	Nay	Abstain	Absent
		Gian-Paolo Caminiti				
		Mark Corigliano				
		Amy Dietrich				
		Jamie Murphy				
		Royal Smith				
		John Sweeney				

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NANCY A. BRETZGER
BOROUGH CLERK

GREGORY J. SKINNER
MAYOR

DRAFT

**RESOLUTION
BOROUGH OF PEAPACK AND GLADSTONE, SOMERSET COUNTY, NEW JERSEY**

RESOLUTION NO. 116-20

TITLE: BOROUGH OF PEAPACK AND GLADSTONE COUNCIL RESOLUTION TO AUTHORIZE THE EXECUTION OF DELTA GAS STATION/CONVENIENT MART, 145 ROUTE 206, GLADSTONE, NJ BLOCK 33, LOT 5 TREATMENT WORKS APPROVAL APPLICATION

WHEREAS, the owner of 145 Route 206, Gladstone, NJ, Block 33, Lot 15 has recently been approved by Borough of Peapack and Gladstone Land Use Board for the construction of a Delta Gas Station/Convenient Mart at this location; and

WHEREAS, the Bernards Board of Health has reviewed the Treatment Works Approval (“TWA”) application submitted by Civil Engineering, Inc. on behalf of the owners for the Delta Gas Station/Convenient Mart, and has recommended that the application be endorsed by the Borough.

NOW, THEREFORE, BE IT RESOLVED by the Borough Council of the Borough of Peapack and Gladstone that it hereby authorizes the Mayor to execute on behalf of the Borough the Treatment Works Approval (“TWA”) application submitted by Civil Engineering, Inc. on behalf of the owners for the Delta Gas Station/Convenient Mart which application is annexed hereto and made a part hereof.

Introduced	Seconded	Borough Council	Aye	Nay	Abstain	Absent
		Gian-Paolo Caminiti				
		Mark Corigliano				
		Amy Dietrich				
		Jamie Murphy				
		Royal Smith				
		John Sweeney				

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NANCY A. BRETZGER
BOROUGH CLERK

WILLIAM C. MULLER
MAYOR

RESOLUTION

BOROUGH OF PEAPACK AND GLADSTONE, SOMERSET COUNTY, NEW JERSEY

RESOLUTION NO. 117-20

TITLE: RESOLUTION APPOINTING DAN DOLAN AS RECREATION COORDINATOR FOR THE BOROUGH OF PEAPACK & GLADSTONE

WHEREAS, Borough employee Diane Becker retired effective March 31, 2020 leaving her position of Recreation Director; and

WHEREAS, Dan Dolan has been interviewed by the Personnel Committee, Recreation Liasion, and Administrator; and

WHEREAS, it is the recommendation of the Personnel Committee, Recreation Liasion to hire Dan Dolan as the Recreation Coordinator; and

WHEREAS, Dan Dolan will work 25 hours per week including monthly Recreation Commission meetings and any sporting and other events organized by the Borough such as Art in the Park, Easter Egg Hunt, Halloween Parade, etc as part of the 25 hours;

NOW, THEREFORE BE IT RESOLVED that the Mayor and Borough Council of the Borough of Peapack & Gladstone, County of Somerset, State of New Jersey herby authorize the hiring of Dan Dolan at \$24.00 per hour with no benefits effective August 3, 2020.

Introduced	Seconded	Borough Council	Aye	Nay	Abstain	Absent
		Gian-Paolo Caminiti				
		Mark Corigliano				
		Amy Dietrich				
		Jamie Murphy				
		Royal Smith				
		John Sweeney				

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NANCY A. BRETZGER
BOROUGH CLERK

GREGORY J. SKINNER
MAYOR

RESOLUTION

BOROUGH OF PEAPACK AND GLADSTONE, SOMERSET COUNTY, NEW JERSEY

RESOLUTION NO. 118-20

TITLE: RESOLUTION ACCEPTING A RESIGNATION LETTER FROM JOHN DESMELYK, DPW LABORER

WHEREAS, Borough employee John Desmelyk, tendered a letter of resignation effective June 25, 2020 leaving his position of DPW Laborer; and

NOW, THEREFORE BE IT RESOLVED that the Mayor and Borough Council of the Borough of Peapack & Gladstone, County of Somerset, State of New Jersey accept the letter of resignation from John Desmelyk and wish him well in his future endeavors.

Introduced	Seconded	Borough Council	Aye	Nay	Abstain	Absent
		Gian-Paolo Caminiti				
		Mark Corigliano				
		Amy Dietrich				
		Jamie Murphy				
		Royal Smith				
		John Sweeney				

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NANCY A. BRETZGER
BOROUGH CLERK

GREGORY J. SKINNER
MAYOR

RESOLUTION

BOROUGH OF PEAPACK & GLADSTONE, SOMERSET COUNTY, NEW JERSEY

RESOLUTION NO. 119-20

Payment of Claims (Posted)

WHEREAS, The Borough Council of the Borough of Peapack & Gladstone has received bills to be paid as listed; and

WHEREAS, The Chief Financial Officer and the Borough Administrator have reviewed these bills and have certified that these bills represent goods and/or services received by the Borough, that these are authorized and budgeted expenditures and that sufficient funds are available to pay these bills;

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Peapack & Gladstone, in the County of Somerset and State of New Jersey hereby:

1. That these bills are hereby authorized for payment; and
2. That checks in the proper amounts are prepared and that necessary bookkeeping entries are made; and
3. That the proper Borough Officials are authorized to sign the checks.

Introduced	Seconded	Borough Council	Aye	Nay	Abstain	Absent
		Gian-Paolo Caminiti				
		Mark Corigliano				
		Amy Dietrich				
		Jamie Murphy				
		Royal Smith				
		John Sweeney				

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NANCY A. BRETZGER
BOROUGH CLERK

GREGORY J. SKINNER
MAYOR