



**MAYOR & COUNCIL
THE BOROUGH OF PEAPACK & GLADSTONE,
BOROUGH COUNCIL MEETING AGENDA
NOVEMBER 23, 2021**



Location: Borough Hall, 1 School St., Peapack, NJ 07977

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 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.”

3. FLAG SALUTE

4. ROLL CALL

5. 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.

6. OLD BUSINESS

7. NEW BUSINESS

8. MISCELLANEOUS DISCUSSION/APPROVALS

9. READING AND APPROVAL OF MINUTES

Executive Session Meeting October 26, 2021

Regular Meeting Minutes October 26, 2021

Special Executive Session Meeting November 18, 2021

Special Meeting November 18, 2021

10. ORDINANCES

PUBLIC HEARING OF ORDINANCE 1106-2021 – An Ordinance Authorizing the Acquisition of Certain Property Located within the Borough of Peapack & Gladstone, Block 8, Lot 2.03, 16 School Street

11. RESOLUTIONS

RESOLUTION NO. 199-21 – *Resolution from Mayor & Council Supporting the request of NJDOT Take-Over of Maintenance for the Rt. 206 Bridge which Supports the Underpass between the Pfizer Property and the Proposed P-G Residential Development*



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

NOVEMBER 23, 2021

7:00PM – REGULAR MEETING

Location: Borough Hall, 1 School St., Peapack, NJ 07977

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

RESOLUTION NO. 200-21 – Resolution of the Borough of Peapack & Gladstone, County of Somerset, State of New Jersey Authorizing the Acceptance of the State of New Jersey Department of Law and Public Safety SFY21 Body-Worn Camera Grant Program State Fiscal Year 2021

RESOLUTION NO. 201-21 – Resolution for Open Public Meetings of the Mayor & Council for the Borough of Peapack & Gladstone for the Year 2022

RESOLUTION NO. 202-21 – Resolution Setting the 2022 Holiday Schedule for the Borough of Peapack and Gladstone

RESOLUTION NO. 203-21 – Resolution for Appropriation Reserve Budget Transfer

RESOLUTION NO. 204-21 – Resolution for Governor’s Council on Alcoholism and Drug Abuse Fiscal Grant Cycle 2022-2023-Form 1B

RESOLUTION NO. 205-21 – Resolution to Refund Lienholder for Redemption of Lien #21-00002 on Block 26 Lot 15

12. BILLS LIST

RESOLUTION NO. 206-21 – Approval of Bills as Signed and Listed on the Bill Payment List
Total Amount: \$822,704.48

13. COUNCIL REPORTS

Council President Corigliano & Councilman Sweeney
Councilman Lemma & Councilman Caminiti
Councilman Caminiti & Councilman Lemma
Councilwoman Murphy & Councilman Lemma
Councilman Sweeney & Councilwoman Dietrich
Councilman Caminiti & Councilman Lemma
Mayor Skinner
John Bruder, Borough Attorney
Nancy Bretzger
Mayor Skinner

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

14. 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.

15. ADJOURNMENT

**THE NEXT MEETING OF THE MAYOR & COUNCIL WILL BE HELD ON
DECEMBER 14, 2021 AT 7:00PM AT BOROUGH HALL, 1 SCHOOL STREET, PEAPACK, NJ 07977**



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



NOVEMBER 23, 2021

7:00PM – REGULAR MEETING

Location: Borough Hall, 1 School St., Peapack, NJ 07977

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RESOLUTION

BOROUGH OF PEAPACK & GLADSTONE SOMERSET COUNTY, NEW JERSEY

RESOLUTION NO. 199-21

TITLE: RESOLUTION IN SUPPORT OF REQUESTING THAT NEW JERSEY DEPARTMENT OF TRANSPORTATION (DOT) TO TAKE OVER THE MAINTENANCE OF THE ROUTE 202/206 BRIDGE WHICH SUPPORTS THE UNDERPASS BETWEEN THE PFIZER PROPERTY AND THE PROPOSED P-G RESIDENTIAL DEVELOPMENT

WHEREAS when Beneficial Finance in 1981 constructed a corporate headquarters on the northbound side of Route 202/206, in order to facilitate access to the site for Beneficial employees and visitors traveling south on Route 202/206, Beneficial with the approval of NJDOT constructed an underpass for such employees and visitors; and

WHEREAS Beneficial also constructed at its own expense substantial improvements to Route 202/206 in the area of its project; and

WHEREAS Beneficial sold the property that it owned on the southbound side of Route 202/206 to a golf club entity and for office conference center and now residential housing; and

WHEREAS in 1991 as a result of a transaction, the cost of the maintenance of the bridge is spread between P-G Residential Developers, LLC development site and Pfizer; and

WHEREAS the bridge has been very well maintained over the years at substantial expense through private parties; and

WHEREAS private maintenance of the bridge may have been justified for the many years since the construction of the Beneficial quarters; and

WHEREAS the plan of development for 82 residential units including 14 affordable housing units on the southbound side of Route 202/206 requiring access through the underpass merits a modification of the private maintenance obligation of the bridge; and

WHEREAS the construction of the P-G Residential development will activate the passage for general public traffic and will eliminate the purely private use which was the initial predicate for maintenance by Beneficial and its successors; and

WHEREAS unless the state assumes its proper responsibility of maintenance within the right of way of Route 202/206 it is doubtful that the residential development along with the affordable housing units will be readily constructed and supported by a Homeowner's Association; and

WHEREAS the NJDEP has approved modifications to the Pfizer interchange roadways so as to make the underpass available to motorists proceeding both from the north and south;

NOW, THEREFORE BE IT RESOLVED that the Governing Body of the Borough of Peapack & Gladstone is requesting that the New Jersey Department of Transportation to enter into an agreement with PG-Residential Developers, LLC and Pfizer pursuant to which the maintenance obligation of the portion of the interchange within the right of way will be assumed by the State of New Jersey as a normal public highway facility; and

NOW, THEREFORE BE IT FURTHER RESOLVED that copies of this resolution be forwarded to the New Jersey Department of Transportation Commissioner Diane Gutierrez-Scaccetti, Governor Murphy Office, P-G Residential Developers, LLC and Pfizer

Introduced	Seconded	Borough Council	Aye	Nay	Abstain	Absent
		Gian-Paolo Caminiti				
		Mark Corigliano				
		Amy Dietrich				
		Donald Lemma				
		Jamie Murphy				
		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 NOVEMBER 23, 2021.

NANCY A. BRETZGER
BOROUGH CLERK

GREGORY J. SKINNER
MAYOR

RESOLUTION

BOROUGH OF PEAPACK AND GLADSTONE, SOMERSET COUNTY, NEW JERSEY

RESOLUTION NO. 200-21

TITLE: RESOLUTION OF THE BOROUGH OF PEAPACK & GLADSTONE, COUNTY OF SOMERSET, STATE OF NEW JERSEY AUTHORIZING THE ACCEPTANCE OF THE STATE OF NEW JERSEY DEPARTMENT OF LAW AND PUBLIC SAFETY SFY21 BODY-WORN CAMERA GRANT PROGRAM STATE FISCAL YEAR 2021

WHEREAS, the Borough of Peapack & Gladstone desires to accept funding in the amount of \$22,418.00. with no match under the SFY21 Body-Worn Camera Grant Program, State Account No. BFY21-100-066-1020-495, Award Number 21-BWC-345, Subaward Period: January 1, 2021-December 31, 2025; and

WHEREAS, the Borough of Peapack & Gladstone has reviewed the accompanying application and has approved said requests; and

WHEREAS, this project is a joint effort between the Department of Law and Public Safety Office of the Attorney General and the Borough Police Department for the purpose described in the application.

NOW, THEREFORE BE IT RESOLVED by the Mayor and Borough Council of the Borough of Peapack & Gladstone that:

1. As a matter of public policy, The Borough of Peapack and Gladstone Police Department wishes to participate to the fullest extent possible with the Department of Law and Public Safety, Office of the Attorney General;
2. The Attorney General will receive funds on behalf of the applicant;
3. The office of the Attorney General will be responsible for the receipt and review of the application for said funds;
4. The Office of the Attorney General will initiate allocations to each applicant as authorized

Introduced	Seconded	Borough Council	Aye	Nay	Abstain	Absent
		Gian-Paolo Caminiti				
		Mark Corigliano				
		Amy Dietrich				
		Donald Lemma				
		Jamie Murphy				
		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. 201-21

TITLE: RESOLUTION FOR OPEN PUBLIC MEETINGS OF THE MAYOR & COUNCIL FOR THE BOROUGH OF PEAPACK & GLADSTONE FOR THE YEAR 2022

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

WHEREAS, Chapter 231 of the Public Laws of the State of New Jersey for 1975, known as and hereinafter designated as, the Open Public Meetings Act, N.J.S.A. 10:4-6 et seq., requires notification of meetings of public bodies, as therein defined, in the manner set forth;

NOW, THEREFORE, for purposes of compliance with the Open Public Meetings Act, the Mayor and Borough Council of the Borough of Peapack and Gladstone hereby make the following designations for 2022 and until further Resolution of the Governing Body of the Borough of Peapack and Gladstone:

1. The bulletin board in the hallway of the Peapack & Gladstone Municipal Building, 1 School Street, is designated as the Official Bulletin Board, and as a place where all public notices, including pending ordinances shall be posted as required by law.
2. The Borough website www.peapackgladstone.org is designated as the Official website and a place where all public notices, including pending and adopted ordinances shall be posted.
3. The sum of \$10.00 is hereby fixed as the amount to be paid by any person requesting individual notice of meetings as provided in Section 14 of the Open Public Meetings Act.

BE IT FURTHER RESOLVED that the attached Notice of Scheduled Meetings for 2022 be published, posted, mailed and filed with the Clerk pursuant to provisions of said Chapter 231 of Public Laws of 1975:

NOTICE OF SCHEDULED MEETINGS FOR THE YEAR 2022

PLEASE TAKE NOTICE that the Borough Council of the Borough of Peapack and Gladstone will meet in Executive Session at 6:00P.M. and then to discuss or act upon business at 7:00P.M., at the Municipal Complex, 1 School Street, Peapack, New Jersey on each of the dates set forth below:

Reorganizational Meeting – Tuesday, January 4, 2022 at 7:00P.M. (No Executive Session)
 Board of Health Reorganizational Meeting – Immediately following the Mayor & Council Meeting

January 11	January 25
February 8	February 22
March 8	March 22
April 12	April 26
May 10	May 24
June 14	June 28
July 19	
August 16	
September 13	September 27
October 11	October 25
Monday, November 7	November 22
December 6	December 20

Introduced	Seconded	Borough Council	Aye	Nay	Abstain	Absent
		Gian-Paolo Caminiti				
		Mark Corigliano				
		Amy Dietrich				
		Donald Lemma				
		Jamie Murphy				
		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. 202-21

TITLE: RESOLUTION SETTING THE 2021 HOLIDAY SCHEDULE FOR THE BOROUGH OF PEAPACK AND GLADSTONE

BE IT RESOLVED by the Mayor and Borough Council of the Borough of Peapack & Gladstone that the following dates shall be legal holidays for all Borough employees during the year 2021:

January 3	In Observance of New Year's Day (Monday)
January 17	Martin Luther King Day (Monday)*
February 21	President's Day (Monday)
April 15	Good Friday (Friday)
May 30	Memorial Day (Monday)
July 4	Observance of Independence Day (Monday)
September 5	Labor Day (Monday)
October 10	Columbus Day (Monday)
November 11	Veterans Day (Friday)
November 24 & 25	Thanksgiving (Thursday & Friday)
December 26	Observance of Christmas Day (Monday)

*Floating Holiday

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

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NANCY A. BRETZGER
BOROUGH CLERK

GREGORY J. SKINNER
MAYOR

BOROUGH OF PEAPACK AND GLADSTONE

RESOLUTION NO. 203-21

TITLE: RESOLUTION FOR APPROPRIATION RESERVE BUDGET TRANSFERS

WHEREAS, there appears to be insufficient funds in various 2021 budget accounts to meet the demands and needs for the 2021 Budget year; and

WHEREAS, there are surplus funds available in various 2021 Budget accounts to meet the needs for the 2021 Budget appropriations in those items expressed below; and

WHEREAS, N.J.S.A. 40A:4-58 and N.J.S.A. 40A:4-59 allows for the transfer of certain appropriations within the municipal budget to meet the needs and demands of the Borough.

NOW, THEREFORE BE IT RESOLVED, by the Borough Council of the Borough of Peapack and Gladstone, County of Somerset, State of New Jersey that the following are hereby approved and the Chief Finance Officer is instructed to make said transfers:

ACCOUNT	AMOUNT FROM	AMOUNT TO
Sewer Operating (OE)	\$28,000.00	
Sewer Operating (S&W)		\$28,000.00
General Administration (S&W)	\$4,000.00	
Audit (OE)		\$4,000.00
Zoning (S&W)	\$2,500.00	
Land Use (S&W)		\$2,500.00
Aid to Volunteer Fire Company (S&W)	\$7,600.00	
Aid to Volunteer Fire Company (OE)		\$7,600.00

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

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NANCY A. BRETZGER
BOROUGH CLERK

GREGORY J. SKINNER
MAYOR

DRAFT

BOROUGH OF PEAPACK & GLADSTONE

RESOLUTION NO. 204-21

TITLE: RESOLUTION FOR GOVERNOR’S COUNCIL ON ALCOHOLISM AND DRUG ABUSE FISCAL GRANT CYCLE 2022-2023 – FORM 1B

WHEREAS, the Governor’s Council on Alcoholism and Drug Abuse established the Municipal Alliances for the Prevention of Alcoholism and Drug Abuse in 1989 to educate and engage residents, local government and law enforcement officials, schools, nonprofit organizations, the faith community, parents, youth and other allies in efforts to prevent alcoholism and drug abuse in communities throughout New Jersey; and

WHEREAS, the Borough Council of the Borough of Peapack and Gladstone, County of Somerset, State of New Jersey recognizes that the abuse of alcohol and drugs is a serious problem in our society amongst persons of all ages; and, therefore has an established Municipal Alliance Committee; and

WHEREAS, the Borough Council further recognizes that it is incumbent upon not only public officials but upon the entire community to take action to prevent such abuses in our community; and

WHEREAS, the Somerset Hills Municipal Alliance and Youth Services Commission (SHMAYSC) has applied for funding to the Governor’s Council on Alcoholism and Drug Abuse through the County of Somerset;

NOW THEREFORE BE IT RESOLVED, by the Borough of Peapack & Gladstone, County of Somerset, State of New Jersey hereby recognizes the following:

1. The Mayor and Alliance Chairperson are authorized to sign the original of this grant application.
2. The Borough Council does hereby authorize submission of a strategic plan for the Somerset Hills Municipal Alliance and Youth Services Commission (SHMAYSC) grant for fiscal year 2022-2023 in the amount of:

DEDR	\$7,720.20
Cash Match	\$1,930.05
In-Kind	\$5,790.15
3. The Borough Council acknowledges the terms and conditions for administering the Municipal Alliance grant, including the administrative compliance and audit requirements.
4. The Borough Council accepts subsequent award of this grant.

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

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NANCY A. BRETZGER
BOROUGH CLERK

GREGORY J. SKINNER
MAYOR

I, Nancy Bretzger, Borough Clerk of the Borough of Peapack and Gladstone, County of Somerset, State of New Jersey, do hereby certify the foregoing to be a true and exact copy of a resolution duly authorized by the Borough Council on this 23rd day of November, 2021

Nancy A. Bretzger, Borough Clerk

BOROUGH OF PEAPACK AND GLADSTONE

RESOLUTION NO. 205-21

TITLE: RESOLUTION TO REFUND LIENHOLDER FOR REDEMPTION OF LIEN #21-00002 ON BLOCK 26 LOT 15

WHEREAS, lien #21-00002 was sold to Bala Partners, LLC on November 12, 2021 at a tax sale held by the Borough of Peapack & Gladstone; and

WHEREAS, the lien holder paid in addition to the lien, a premium in the amount of \$2,900.00 at the tax sale; and

WHEREAS, ATKINS, L.R., C.A. Reid & T.K.R., the owner of Block 26, Lot 15 has redeemed lien #21-00002 in the amount of \$705.20 cash; and

WHEREAS, the lien holder is entitled to a refund of the redemption along with the premium in accordance with Title 54 of the New Jersey Statutes Annotated,

NOW, THEREFORE BE IT RESOLVED, that the Treasurer is hereby authorized to refund the redemption monies and the premium for a total of \$3,605.20 to Bala Partners, LLC.

Introduced	Seconded	Borough Council	Aye	Nay	Abstain	Absent
		Gian-Paolo Caminiti				
		Mark Corigliano				
		Amy Dietrich				
		Donald Lemma				
		Jamie Murphy				
		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. 206-21

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				
		Donald Lemma				
		Jamie Murphy				
		John Sweeney				

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NANCY A. BRETZGER
BOROUGH CLERK

GREGORY J. SKINNER
MAYOR