



BOROUGH of
**PEAPACK &
GLADSTONE**

www.peapackgladstone.org

1 School Street, PO Box 218, Peapack, NJ 07977 • 908-234-2250 Ext 100 – nbretzger@peapackgladstone.org

Office of the Borough Clerk/Administrator

August 15, 2022

**The Borough Council Meeting on
September 13, 2022
will be held in person at Borough Hall as well as
virtually through Go To Meeting
The meeting starts at 7:00PM**

Regular Meeting - September 13, 2022

Sep 13, 2022, 7:00 – 9:00 PM (America/New_York)

Please join my meeting from your computer, tablet or smartphone.

<https://meet.goto.com/247964301>

You can also dial in using your phone.

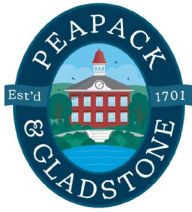
Access Code: 247-964-301

United States: [+1 \(224\) 501-3412](tel:+12245013412)

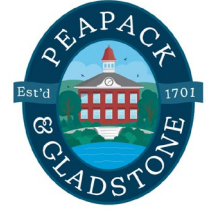
Get the app now and be ready when your first meeting starts:

<https://meet.goto.com/install>

1. All members of the public, that will be logged in virtually will be placed on mute by the host.
2. If you would like to speak during the public comment portion of the meeting, you will need to let the host know by typing your name in the chat box.
3. The host will unmute you when it is your turn to speak.
4. When it is your turn to speak, please state your name and address.
5. Once you are done speaking, the host will mute you again.



**MAYOR & COUNCIL
THE BOROUGH OF PEAPACK & GLADSTONE,
BOROUGH COUNCIL MEETING AGENDA
SEPTEMBER 13, 2022
7:00 PM – REGULAR MEETING**



**Location: Borough Hall Council Chambers, 1 School St., Peapack, NJ
& Virtually Via GOTO Meeting Conference System**

<https://www.youtube.com/channel/UC438FfqDK6dOgY42KoksqPQ>

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 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.”

3. FLAG SALUTE

4. ROLL CALL

5. SWEARING IN OF NEW POLICE OFFICER

Police Officer Luke Tamburello

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

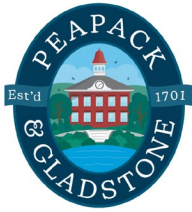
It is the policy of the Borough Council that all public comments on an issue shall be limited to five (5) minutes per person. Comments may be made on any Non-Agenda subject pertaining to Borough issues. Comments pertaining to Public Hearings should be saved for that section of the agenda. No debating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

7. OLD BUSINESS

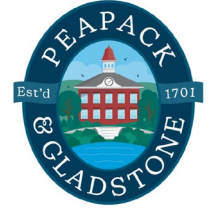
8. NEW BUSINESS

9. MISCELLANEOUS DISCUSSION/APPROVALS

- Amended Special Use Permit Application-II Monello outdoor dining tents through November 2022
- Raffle License Application No. 01-2022 for Friends of the Shelter, Inc. for a 50/50 Raffle to be held at The Mansion at Natirar on October 12, 2022
- Raffle License Application No. 02-2022 for Friends of the Shelter, Inc. for a Tricky Tray to be held at The Mansion at Natirar on October 12, 2022
- Request from Friends of the Library for a StoryWalk in Liberty Park from September to October



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10. READING AND APPROVAL OF MINUTES

Executive Session Meeting Minutes August 16, 2022

Regular Meeting Minutes August 16, 2022

11. ORDINANCES

PUBLIC HEARING OF ORDINANCE 1116-2022 – *ORDINANCE OF THE BOROUGH OF PEAPACK AND GLADSTONE, THE COUNTY OF SOMERSET, NEW JERSEY ESTABLISHING A PROPERTY ASSESSED CLEAN ENERGY PROGRAM PURSUANT TO N.J.S.A. 40:56-1.4 ET SEQ., AUTHORIZING A CLEAN ENERGY SPECIAL ASSESSMENT TO BE IMPOSED ON BLOCK 28, LOT 24.02 ON THE OFFICIAL TAX MAPS OF THE BOROUGH AS REQUESTED BY THE LEASEHOLD PROPERTY OWNER THEREOF IN CONNECTION WITH THE UNDERTAKING OF ONE OR MORE PROPERTY ASSESSED CLEAN ENERGY IMPROVEMENTS AND AUTHORIZING THE EXECUTION OF A PROPERTY ASSESSED CLEAN ENERGY SPECIAL ASSESSMENT AGREEMENT IN CONNECTION THEREWITH*

PUBLIC HEARING OF ORDINANCE 1117-2022 – *AN ORDINANCE AMENDING PORTIONS OF CHAPTER IV, ARTICLE VI, TITLED “PUBLIC PARKS ORDINANCE” OF THE REVISED GENERAL ORDINANCES OF THE BOROUGH OF PEAPACK AND GLADSTONE*

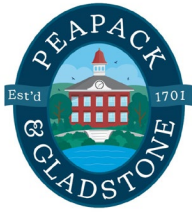
PUBLIC HEARING OF ORDINANCE 1118-2022 – *AN ORDINANCE AMENDING PORTIONS OF CHAPTER VII, ARTICLE I, TITLED “TRAFFIC” OF THE REVISED GENERAL ORDINANCES OF THE BOROUGH OF PEAPACK AND GLADSTONE*

12. RESOLUTIONS

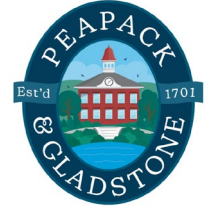
RESOLUTION NO. 188-22 – *RESOLUTION APPROVING THE CORRECTIVE ACTION PLAN FOR THE 2021 AUDIT*

RESOLUTION NO. 189-22 – *RESOLUTION APPROVING AN ALCOHOLIC BEVERAGE COMMISSION SOCIAL AFFAIRS PERMIT FROM COUNTRYSIDE ALLIANCE OF SOMERSET HILLS FOR A WEEKEND IN GLADSTONE MASTERS’ CHASE ON OCTOBER 8, 2022*

RESOLUTION NO. 190-22 – *RESOLUTION AUTHORIZING THE MAYOR TO SIGN THE RECREATION AND OPEN SPACE INVENTORY (ROSI) AND AUTHORIZE ITS FILING WITH THE NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION – GREEN ACRES PROGRAM*



**MAYOR & COUNCIL
THE BOROUGH OF PEAPACK & GLADSTONE,
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SEPTEMBER 13, 2022
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Actual meeting may contain discussion of items not mentioned on the agenda and alternatively any items specifically listed may be omitted.

RESOLUTION NO. 191-22 – RESOLUTION GRANTING THE FAMILY AND MEDICAL LEAVE ACT (FMLA) TO NANCY MUOIO FOR UNPAID TIME OFF FROM AUGUST 25 TO AUGUST 31, 2022 AND SEPTEMBER 12 & 13, 2022

RESOLUTION NO. 192-22 – RESOLUTION TO REFUND MONIES FOR TAX OVERPAYMENT FOR FOURTH QUARTER, 2021 FOR BLOCK 33, LOT 13.17

RESOLUTION NO. 193-22 – RESOLUTION AUTHORIZING THE CLOSING OF LACKAWANNA AVENUE FROM THE OLD BEVAL'S BUILDING TO THE SCOUT CABIN ON SUNDAY, SEPTEMBER 24, 2022 FOR THE VOLUNTEER FIREMEN'S ANNUAL COFFEE AND CAR SHOW

RESOLUTION NO. 194-22 – RESOLUTION SUPPORTING THE SUBMISSION OF THE SMITH AND TUCKER FARMS TO THE STATE AGRICULTURAL DEVELOPMENT COMMITTEE AND SOMERSET COUNTY AGRICULTURAL DEVELOPMENT BOARD FARMLAND PRESERVATION PROGRAMS

13. BILLS LIST

**RESOLUTION NO. 195-22 – Approval of Bills as signed and listed on the Bill Payment List
Total Amount: \$1,562,606.45**

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 REGULAR MEETING OF THE MAYOR & COUNCIL WILL BE HELD ON
TUESDAY, SEPTEMBER 27, 2022 AT 7:00PM**

RESOLUTION

BOROUGH OF PEAPACK & GLADSTONE, SOMERSET COUNTY, NEW JERSEY

RESOLUTION NO. 188-22

TITLE: RESOLUTION APPROVING THE CORRECTIVE ACTION PLAN FOR THE 2021 AUDIT

WHEREAS, the Borough of Peapack & Gladstone Mayor & Council is in receipt of the 2021 Report of Audit for the period ending December 31, 2021; and

WHEREAS, the Mayor and Council formally accepted said audit document on August 11, 2022; and

WHEREAS, it is necessary to develop and obtain Mayor and Council approval of an Audit Corrective Action Plan; and

WHEREAS, said plan must be approved and filed within sixty (60) days of formal notice.

NOW, THEREFORE BE IT RESOLVED by the Mayor and Council of the Borough of Peapack & Gladstone, County of Somerset, State of New Jersey, that the required Audit Corrective Action Plan, having been prepared and submitted by the Chief Financial Officer, is hereby approved and further that said plan document be placed on file and made available for public inspection in the Office of the Borough Clerk.

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 SEPTEMBER 13, 2022.

NANCY A. BRETZGER
BOROUGH CLERK

GREGORY J. SKINNER
MAYOR

RESOLUTION

BOROUGH OF PEAPACK & GLADSTONE SOMERSET COUNTY, NEW JERSEY

RESOLUTION NO. 189-22

TITLE: APPROVING AN ALCOHOLIC BEVERAGE COMMISSION SOCIAL AFFAIRS PERMIT FROM COUNTRYSIDE ALLIANCE OF SOMERSET HILLS FOR A WEEKEND IN GLADSTONE MASTERS' CHASE ON OCTOBER 8, 2022

WHEREAS, an application has been submitted to the NJ State Alcoholic Beverage Commission (ABC) for a special permit liquor license for a social affair to be held on October 8, 2022 at Natirar Somerset County Park 2 Main Street, Gladstone, NJ 07934; and

WHEREAS, the Police Chief has reviewed said application and has recommended that the application be approved;

NOW, THEREFORE BE IT RESOLVED by the Mayor and Council of the Borough of Peapack & Gladstone, County of Somerset, State of New Jersey, that the license issuing authority of this municipality has no objection to the granting of special affairs permit herein applied for and consents thereto and further certifies that the issuance of said permit is not contrary to any local ordinance, resolution, regulation or policy which would prohibit same and further certifies that not more than twenty-five special permits have been authorized for these premises during the calendar year.

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 AND GLADSTONE, SOMERSET COUNTY, NEW JERSEY

RESOLUTION NO. 190-22

TITLE: RESOLUTION AUTHORIZING THE MAYOR TO SIGN THE RECREATION AND OPEN SPACE INVENTORY (ROSI) AND AUTHORIZE ITS FILING WITH THE NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION – GREEN ACRES PROGRAM

WHEREAS the Borough of Peapack & Gladstone (The “Borough”) is required to file with the NJDEP: Green Acres Program an inventory of all areas in the Borough dedicated to Open Space and Recreation/Park usage in order to be eligible to obtain financial assistance in obtaining and improving Open Space and Recreation/Park facilities in the Borough; and

WHEREAS the Borough has obtained funding from the New Jersey Department of Environmental Protection’s – Green Acres Program (“NJDEP-GA”) for Liberty Park and other activities; and

WHEREAS the Borough must submit a current ROSI on the current ROSI forms in accordance with the NJDEP-GA funding and closeout requirements; and

NOW THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Peapack & Gladstone, in the County of Somerset, and the State of New Jersey that the Mayor is authorized to sign all necessary documents associated with the Green Acres rules and ROSI requirements.

BE IT FURTHER RESOLVED that the Borough Administrator is hereby authorized to forward the ROSI as amended to the NJ Department of Environmental Protection: Green Acres Program in compliance to the request for this document

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 AND GLADSTONE, SOMERSET COUNTY, NEW JERSEY

RESOLUTION NO. 191-22

TITLE: RESOLUTION GRANTING THE FAMILY AND MEDICAL LEAVE ACT (FMLA) TO NANCY MUOIO FOR UNPAID TIME OFF FROM AUGUST 25 TO AUGUST 31, 2022 AND SEPTEMBER 12 & 13, 2022

BE IT RESOLVED that the Mayor and Borough Council of the Borough of Peapack & Gladstone, County of Somerset, State of New Jersey hereby grants to Nancy Muoio unpaid time off from August 25 to August 31, 2022 and September 12 & 13, 2022 in accordance with the Family and Medical Leave Act (FMLA).

Introduced	Seconded	Borough Council	Aye	Nay	Abstain	Absent
		Gian-Paolo Caminiti				
		Mark Corigliano				
		Amy Dietrich				
		Donald Lemma				
		Jamie Murphy				
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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. 192-22

TITLE: RESOLUTION TO REFUND MONEY DUE TO OVERPAYMENT OF TAXES

WHEREAS, the property owner has overpaid the real property taxes for Block 33 lot 13.17 in the amount of \$1,577.07; and

WHEREAS, the Tax Collector has received proof of such payments after correspondence with said property owners.

NOW, THEREFORE BE IT RESOLVED by the Borough Council of the Borough of Peapack & Gladstone, County of Somerset, State of New Jersey, that the Tax Collector is hereby authorized to refund said amount of \$1,577.07 to the attorney of the property owners.

JENNIFER R. JACOBS, ESQ.
201 LITTLETON ROAD, SUITE 100
MORRIS PLAINS, NJ 07950

\$1577.07 fourth quarter 2021

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 SKINNER
MAYOR

RESOLUTION

BOROUGH OF PEAPACK & GLADSTONE, SOMERSET COUNTY, NEW JERSEY

RESOLUTION NO. 193-22

TITLED: AUTHORIZING THE CLOSING OF LACKAWANNA AVENUE FROM THE OLD BEVAL'S BUILDING TO THE SCOUT CABIN ON SUNDAY, SEPTEMBER 24, 2022 FOR THE VOLUNTEER FIREMEN'S ANNUAL COFFEE AND CAR SHOW

WHEREAS, due to the improvements to Liberty Park Project, certain areas of the park are still unavailable for use; and

WHEREAS, the Volunteer Fire Department has asked for the closing of Lackawanna Avenue from the old Beval's building to the Scout Cabin on Sunday, September 24, 2022 from 7:00am until 3:00pm for their annual Coffee and Car Show.

NOW, THEREFORE, BE IT RESOLVED that the Mayor and Borough Council of the Borough of Peapack and Gladstone, County of Somerset, State of New Jersey hereby authorize the closure of Lackawanna Avenue to vehicular traffic from the old Beval's building to the Scout Cabin on Sunday, September 24, 2022 from 7:00am until 3:00pm for the annual Volunteer Fire Department Coffee and Car Show.

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. 194-22

TITLE: RESOLUTION SUPPORTING THE SUBMISSION OF THE SMITH AND TUCKER FARMS TO THE STATE AGRICULTURAL DEVELOPEMNT COMMITTEE AND SOMERSET COUNTY AGRICULTURAL DEVELOPMENT BOARD FARMLAND PRESERVATION PROGRAMS

WHEREAS, the Smith Farm (Block 6, Lot 3) and the Tucker Farm (Block 8, Lots 2.06 and 2.11) have applied to the County of Somerset under the optional provision that the development easement on their properties be acquired by the Borough of Peapack & Gladstone (The "Borough"), County of Somerset Agricultural Development Board, and the State Agriculture Development Committee; and

WHEREAS, the Agricultural Retention and Development Act establishes the State Agricultural Development Committee (SADC) to implement the preservation of farmland through the retirement of development rights and the acquisition of agricultural easements; and

WHEREAS, the SADC enacted the Planning Incentive Grant (PIG) Program in 1999 to enhance farmland preservation by providing grants to eligible counties and municipalities for easement acquisition; and

WHEREAS, The Borough's Farmland Preservation and Agricultural Advisory Committee supports the preservation of the Smith Farm (Block 6- Lot 3) and the Tucker Farm (Block 8, Lots 2.06 and 2.11).

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Peapack & Gladstone, in the County of Somerset, and the State of New Jersey that it approves and endorses the acquisition of the development easements on the Smith and Tucker farms by the Borough, County of Somerset Agricultural Development Board, and the State Agriculture Development Committee.

BE IT FURTHER RESOLVED, that a copy of this resolution be forwarded to the following:

1. Mr. David Zaback, SADC
2. Ms. Katelyn Katzer, SCADB
3. Borough of Peapack and Gladstone Agricultural Advisory Committee
4. Richard Dodds, New Jersey Conservation Foundation

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. 195-22

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				
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NANCY A. BRETZGER
BOROUGH CLERK

GREGORY J. SKINNER
MAYOR