



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

October 11, 2022

**The Borough Council Meeting on
October 11, 2022
will be held in person at Borough Hall as well as
virtually through Go To Meeting
The meeting starts at 7:00PM**

M&C Hybrid Council Meeting - October 11, 2022

Oct 11, 2022, 7:00 – 8:30 PM (America/New_York)

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

<https://meet.goto.com/545136509>

You can also dial in using your phone.

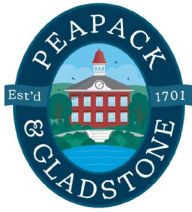
Access Code: 545-136-509

United States: [+1 \(872\) 240-3311](tel:+18722403311)

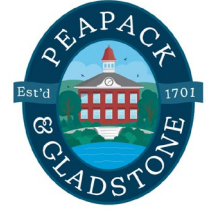
Get the app now and be ready when your first meeting starts:

<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
OCTOBER 11, 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. PROCLAMATION

●Matheny – 75th Anniversary

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

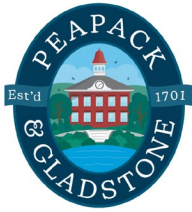
8. NEW BUSINESS

9. MISCELLANEOUS DISCUSSION/APPROVALS

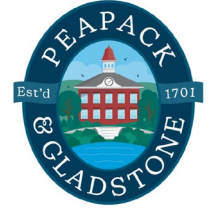
10. RESOLUTIONS

RESOLUTION NO. 202-22 – RESOLUTION AUTHORIZING THE BOROUGH OF PEAPACK & GLADSTONE TO SPONSOR A FLU SHOT CLINIC FOR BOROUGH EMPLOYEES, EMERGENCY PERSONNEL AND POLICE PERSONNEL

RESOLUTION NO. 203-22 – RESOLUTION GRANTING THE FAMILY AND MEDICAL LEAVE ACT (FMLA) TO NANCY MUOIO FOR UNPAID TIME OFF FOR SEPTEMBER 28 AND 29, 2022 AND FROM OCTOBER 3 TO OCTOBER 6, 2022



**MAYOR & COUNCIL
THE BOROUGH OF PEAPACK & GLADSTONE,
BOROUGH COUNCIL MEETING AGENDA
OCTOBER 11, 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.

RESOLUTION NO. 204-22 – RESOLUTION AUTHORIZING THE BOROUGH POLICE DEPARTMENT TO PARTICIPATE IN OPERATION SAFE PASSAGE HALLOWEEN OCTOBER 29 – 31, 2022

RESOLUTION NO. 205-22 – RESOLUTION PROVIDING FOR THE INSERTION OF A SPECIAL ITEM OF REVENUE IN THE 2022 BUDGET FOR THE OPERATION SAFE PASSAGE HALLOWEEN PURSUANT TO N.J.S.A. 40A:4-87 (CHAPTER 159, P.L. 1948)

RESOLUTION NO. 206-22 – RESOLUTION TO ENTER INTO AN AGREEMENT WITH NORMAN J. GOLDBERG, INC. REAL ESTATE APPRAISERS FOR THE PURPOSE OF AN “YELLOW BOOK” APPRAISAL OF BLOCK 8, LOT 2.06 & 2.11

RESOLUTION NO. 207-22 – RESOLUTION TO ENTER INTO AN AGREEMENT WITH MARK TINDER APPRAISALS, LLC REAL PROPERTY APPRAISAL CONSULTANTS FOR THE PURPOSE OF A TECHNICAL REVIEW OF A “YELLOW BOOK” APPRAISAL OF BLOCK 8, LOTS 2.06 & 2.11

RESOLUTION NO. 208-22 – RESOLUTION TO ENTER INTO AN AGREEMENT WITH APGAR ASSOCIATES FOR SURVEYING SERVICES FOR SURVEY OF BLOCK 6, LOT 3 (SMITH PROPERTY)

11. BILLS LIST

**RESOLUTION NO. 209-22 – Approval of Bills as signed and listed on the Bill Payment List
Total Amount: \$678,313.88**

12. 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.

13. ADJOURNMENT

**THE NEXT REGULAR MEETING OF THE MAYOR & COUNCIL WILL BE HELD ON
TUESDAY, OCTOBER 25, 2022 AT 7:00PM**

RESOLUTION

BOROUGH OF PEAPACK & GLADSTONE, SOMERSET COUNTY, NEW JERSEY

RESOLUTION NO. 202-22

TITLE: RESOLUTION AUTHORIZING THE BOROUGH OF PEAPACK & GLADSTONE TO SPONSOR FLU SHOT CLINIC FOR BOROUGH EMPLOYEES, EMERGENCY PERSONNEL AND POLICE PERSONNEL

WHEREAS, the Borough of Peapack & Gladstone desires to sponsor a Flu Shot Clinic to be held in the gymnasium of the Municipal Complex; and

WHEREAS, said clinic has been planned by the Bernards Township Board of Health for Friday, October 21, 2022 from 9am to 11am; and

WHEREAS, flu shots will be provided to Borough Employees, Emergency Personnel and Police Personnel who wish to partake; and

NOW, THEREFORE, BE IT RESOLVED that the Mayor & Council of the Borough of Peapack & Gladstone hereby authorize the Board of Health of Bernards Township to hold a Flu Shot Clinic, to include Borough Employees on Friday, October 21, 2022 from 9:00am – 11:00am.

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 OCTOBER 11, 2022

NANCY A. BRETZGER
BOROUGH CLERK

GREGORY J. SKINNER
MAYOR

RESOLUTION

BOROUGH OF PEAPACK AND GLADSTONE, SOMERSET COUNTY, NEW JERSEY

RESOLUTION NO. 203-22

TITLE: RESOLUTION GRANTING THE FAMILY AND MEDICAL LEAVE ACT (FMLA) TO NANCY MUOIO FOR UNPAID TIME OFF FOR SEPTEMBER 28 & 29, 2022 AND FROM OCTOBER 3 TO OCTOBER 6, 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 for September 28 & 29, 2022 and from October 3 to October 5, 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				
		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. 204-22

TITLE: AUTHORIZING BOROUGH POLICE DEPARTMENT TO PARTICIPATE IN OPERATION SAFE PASSAGE HALLOWEEN OCTOBER 29 - 31, 2022

WHEREAS, the Operation Safe Passage Halloween Campaign allows Police Departments to conduct enhanced enforcement patrols. The patrols will be conducted October 29 - 30, 2022. The authorized hours of operation are from 6:00pm to 2:00am for a total of 8 hours, at \$70.00 per hour, for a maximum of \$560.00; and

WHEREAS, the Borough of Peapack & Gladstone Police Department wishes to take advantage of this campaign; and

NOW, THEREFORE, BE IT RESOLVED that the Mayor and Council do hereby approve the submission of said campaign application.

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. 205-22

TITLE: RESOLUTION PROVIDING FOR THE INSERTION OF A SPECIAL ITEM OF REVENUE IN THE 2022 BUDGET FOR THE OPERATION SAFE PASSAGE HALLOWEEN PURSUANT TO N.J.S.A. 40A:4-87 (CHAPTER 159, P.L. 1948)

WHEREAS, N.J.S.A. 40A:4-87 provides that the Director of the Division of Local Government Services may approve the insertion of any special item of revenue in the budget of any county or municipality when such item shall have been made available by law and the amount thereof was not determined at the time of the adoption of the budget; and

WHEREAS, said Director may also approve the insertion of any item of appropriation for equal amount.

NOW THEREFORE BE IT RESOLVED that the Borough of Peapack & Gladstone, County of Somerset, hereby requests the Director of the Division of Local Government Services to approve the insertion of items of revenue in the budget of the year 2022 in the sum of Five Hundred Sixty Dollars and zero cents (\$560.00) which items are now available as a revenue from

2022 Operation Safe Passage Halloween \$560.00

BE IT FURTHER RESOLVED that one certified copy of this Resolution together with a certification from the Somerset County Prosecutors Office that funds will be made available through a reimbursable Grant be filed with the Director of the Division of Local Government Services.

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. 206-22

TITLE: RESOLUTION TO ENTER INTO AN AGREEMENT WITH NORMAN J. GOLDBERG, INC. REAL ESTATE APPRAISERS FOR THE PURPOSE OF AN "YELLOW BOOK" APPRAISAL OF BLOCK 8, LOT 2.06 & 2.11

WHEREAS, the Highlands Council requires a "Yellow Book" Appraisal of the Property of a potential purchase in order for the Borough to receive a 50% grant funding; and

WHEREAS, there was a review of the proposal received and it covered all the needs for the Borough for the professional work needed for the "Yellow Book" Appraisal of Block 8, Lots 2.06 & 2.11; and

NOW, THEREFORE BE IT RESOLVED, by the Borough Council of the Borough of Peapack and Gladstone that the Borough award the work to Norman J. Goldberg in an amount not to exceed \$2,500.00, which 50% will be reimbursed by the Highlands Council.

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. 207-22

TITLE: RESOLUTION TO ENTER INTO AN AGREEMENT WITH MARK TINDER APPRAISALS, LLC. REAL PROPERTY APPRAISAL CONSULTANTS FOR THE PURPOSE OF A TECHNICAL REVIEW OF A "YELLOW BOOK" APPRAISAL OF BLOCK 8, LOTS 2.06 & 2.11

WHEREAS, the Highlands Council requires a "Yellow Book" appraisal of the property in regards to a potential purchase in order for the Borough to receive a 50% grant funding for the property along with a Technical Review of that appraisal; and

WHEREAS, there was a review of the proposal received and it covered all the needs for the Borough for the professional work needed for the Technical Review of the "Yellow Book" Appraisal of the property on Block 8, Lots 2.06 & 2.11; and

NOW, THEREFORE BE IT RESOLVED, by the Borough Council of the Borough of Peapack and Gladstone that the Borough award the work to Mark Tinder Appraisals, LLC in an amount not to exceed \$1,500.00, which 50% will be reimbursed by the Highlands Council.

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. 208-22

TITLE: RESOLUTION TO ENTER INTO AN AGREEMENT WITH APGAR ASSOCIATES FOR SURVEYING SERVICES FOR SURVEY OF BLOCK 6, LOT 3 (SMITH PROPERTY)

WHEREAS, the Borough of Peapack and Gladstone has a need for an updated Survey for Block 6, Lot 3 (Smith Property) for State Agriculture Development Committee (SADC) guidelines for potential purchase of the property; and

WHEREAS, there was a review of the proposal received and it covered all the needs for the Borough for the professional work needed for the updated Survey; and

NOW, THEREFORE BE IT RESOLVED, by the Borough Council of the Borough of Peapack and Gladstone that the Borough award the work to Apgar Associates in an amount not to exceed \$4,750.00 which 50% will be reimbursed by the SADC.

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. 209-22

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				
		Donald Lemma				
		Jamie Murphy				
		John Sweeney				

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NANCY A. BRETZGER
BOROUGH CLERK

GREGORY J. SKINNER
MAYOR