

BOROUGH OF PEAPACK AND GLADSTONE

CLERK/Administrator
REGISTRAR

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

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

May 23, 2022

**The Borough Council Meeting on
May 24, 2022
will be held in person at Borough Hall as well as
virtually through Go To Meeting
The meeting starts at 7:00PM**

You can access the meeting with information below:

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

<https://meet.goto.com/139066573>

You can also dial in using your phone.

United States: [+1 \(786\) 535-3211](tel:+17865353211)

Access Code: 139-066-573

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**



MAY 24, 2022

7:00 PM – REGULAR MEETING

Location: Borough Hall Council Chambers, 1 School St., Peapack, NJ

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. 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

- Liberty Park Playground Discussion

8. MISCELLANEOUS DISCUSSION/APPROVALS

- Open Gym Status & Associated Monitoring of Activities

9. READING AND APPROVAL OF MINUTES

Regular Meeting Minutes May 10, 2022

Special Meeting Minutes May 11, 2022

10. ORDINANCES

PUBLIC HEARING OF ORDINANCE 1111-2022 – ORDINANCE TO SET THE COMPENSATION OF THE MAYOR, BOROUGH COUNCIL MEMBERS, DEPARTMENT HEADS AND MUNICIPAL EMPLOYEES



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



MAY 24, 2022

7:00 PM – REGULAR MEETING

Location: Borough Hall Council Chambers, 1 School St., Peapack, NJ

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

PUBLIC HEARING OF 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

INTRODUCTION OF 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

INTRODUCTION OF 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

11. RESOLUTIONS

RESOLUTION NO. 125-22 – RESOLUTION TO RE-APPOINT NANCY BRETZGER AS REGISTRAR OF VITAL STATISTICS

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

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

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

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



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



MAY 24, 2022

7:00 PM – REGULAR MEETING

Location: Borough Hall Council Chambers, 1 School St., Peapack, NJ

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

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. 132-22 – AUTHORIZING CHANGE ORDER #11 FROM V&K CONSTRUCTION FOR LIBERTY PARK IMPROVEMENT PROJECT

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

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

BILLS LIST

RESOLUTION NO. 136-22 – Approval of Bills as signed and listed on the Bill Payment List

Total Amount: \$189,849.75

12. 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

13. 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.

14. ADJOURNMENT

**THE NEXT REGULAR MEETING OF THE MAYOR & COUNCIL WILL BE HELD ON
TUESDAY, JUNE 14, 2022 AT 7:00PM**

RESOLUTION

BOROUGH OF PEAPACK AND GLADSTONE, SOMERSET COUNTY, NEW JERSEY

RESOLUTION NO. 125-22

TITLE: RESOLUTION TO RE-APPOINT NANCY BRETZGER AS REGISTRAR OF VITAL STATISTICS

WHEREAS, the Borough of Peapack and Gladstone desires to re-appoint Nancy Bretzger, CMR as the Registrar of Vital Statistics; and

NOW, THEREFORE BE IT RESOLVED by the Mayor and Council of the Borough of Peapack & Gladstone, County of Somerset, State of New Jersey that Nancy Bretzger, CMR is hereby re-appointed as the Registrar of Vital Statistics as of May 25, 2022.

NOW THEREFORE, BE IT FURTHER RESOLVED that a certified copy of this resolution shall be immediately provided to the State Department of Health, Office of Vital Statistics & Registry. This Resolution shall take effect May 25, 2022 with the filing of a certified copy of this Resolution with the State Department of Health, Office of Vital Statistics & Registry.

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 MAY 24, 2022.

NANCY A. BRETZGER
BOROUGH CLERK

GREGORY J. SKINNER
MAYOR

BOROUGH OF PEAPACK AND GLADSTONE

RESOLUTION NO. 126-22

TITLE: 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

WHEREAS, Ordinance No. 952 and amending Ordinances Nos. 959, 978, 1040, 1054, 1061, 1086, and 1111 of the Borough of Peapack and Gladstone authorized the Council of the Borough of Peapack and Gladstone to fix and determine annual salaries, wages or compensation to be paid to officers and employees of the Borough of Peapack and Gladstone.

NOW, THEREFORE, BE IT RESOLVED that the Borough Council hereby establishes the following salary guide for the year 2022 retroactive to January 1, 2022 (except where noted).

1. The annual salary or compensation for the following officers shall be paid quarterly.

Mayor	\$ 3,500
Borough Council Members	\$ 2,000

2. The maximum regular annual salaries of the following shall be as specified.

Nancy Bretzger, Borough Clerk/Administrator/Registrar	\$119,876.20
Karen Van Nest, Deputy Clerk/Deputy Registrar (eff 3-3-22)	\$ 48,985.00
Nancy Muoio, Administrative Assistant	\$ 46,965.00
Edward Kerwin, Tax Assessor	\$ 31,506.95
Florence Spitale, Asst to Constr Official & DPW Dir (eff 2-22-22)	\$ 46,460.00
Frank LaGuarina, Construction Code Official	\$ 20,909.00
Brady Driscoll, Plumbing Subcode Official	\$ 13,052.28
Sarah Jane Noll, Zoning Official	\$ 10,225.95
Kingsley Hill, OEM Coordinator	\$ 800.00
Brad Fagan, Deputy OEM Coordinator	\$ 400.00
John McDermott, Deputy OEM Coordinator	\$ 400.00

DEPARTMENT OF PUBLIC WORKS

Brad Fagan, Front Line Supervisor	\$ 69,422.00
Kevin O'Brien, Building Manager	\$ 48,513.90
William Allen, Mechanic	\$ 58,386.29
John Desmylck, Machine Operator	\$ 46,002.31
Logan Weimer, Laborer	\$ 41,200.00
Robert Smith III, Laborer	\$ 41,200.00
Jonathan Apgar, Laborer	\$ 38,000.00

POLICE DEPARTMENT

Steve Ferrante, Police Chief	\$ 128,750.00
Brian Bobowicz, Class II Special Officer	\$ 26.40/hr.
Nancy Arbelo, Police Secretary	\$ 42,257.75

3. The maximum hourly salaries of the following part-time employees shall be as specified.

Barry Wilbur, Electrical Subcode Official	\$ 49.44/hr.
Joseph Moschello, Fire Protection, UFC	\$ 46.35/hr.
Steve Dill, Fire Official	\$ 38.11/hr.
Sarah Jane Noll, Land Use Board Secretary	\$ 32.30/hr.
Sarah Jane Noll, RCO Inspector	\$ 24.70/hr.
Anthony Arpino, Night Custodian	\$ 20.00/hr.
Katherine Ferratti, Police Matron	\$ 50.00/hr.
Nancy Arbelo, Police Matron	\$ 50.00/hr.
Daniel Dolan, Recreation Coordinator	\$ 28.78/hr.
Nicole Izzo, Assistant to Tax Assessor	\$ 22.22/hr.
Edgar Badger, DPW Laborer "As Needed"	\$ 16.48/hr.
Edgar Badger, Carpenter "As Needed"	\$ 25.75/hr.

4. Employees of the Department of Public Works (other than the Public Works Manager, Superintendent and Assistant Superintendent) who possess licenses issued by the Department of Environmental Protection shall receive annually the additional compensation set forth below:

Class S-3	\$385.00
Class S-2	\$298.00
Class S-1	\$210.00
Class C-3	\$385.00
Class C-2	\$298.00
Class C-1	\$210.00

Payment for the highest license held shall be made for the year 2022 upon lawful adoption of this Resolution. Any employee who procures a license during the year 2022 shall receive a pro-rata share of the yearly additional compensation calculated from the date the license is received.

5. This Resolution shall be effective immediately upon proper adoption by the Borough Council.

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 MAY 24, 2022.

NANCY A. BRETZGER
BOROUGH CLERK

GREGORY J. SKINNER
MAYOR

RESOLUTION

BOROUGH OF PEAPACK AND GLADSTONE, SOMERSET COUNTY, NEW JERSEY

RESOLUTION NO. 127-22

TITLE: RESOLUTION TO APPOINT BRAD FAGAN AS THE DEPARTMENT OF PUBLIC WORKS DIRECTOR OF THE BOROUGH OF PEAPACK & GLADSTONE EFFECTIVE MAY 23, 2022

WHEREAS, Daniel Megill, Director of Public Works, submitted his resignation papers with an effective date of May 12, 2022; and

WHEREAS, the Borough of Peapack & Gladstone accepted the Director’s resignation; and

WHEREAS, the resignation of the Director of Public Works creates a vacancy in the Department; and

WHEREAS, Brad Fagan is certified as a Public Works Manager and holds the CPWM Certificate issued by the New Jersey State Department of Community Affairs, Division of Local Government Services; and

WHEREAS, it is the recommendation of the Personnel Committee and the Borough Administrator that Brad Fagan be promoted to Director of Public Works.

NOW, THEREFORE BE IT RESOLVED by the Mayor and Council of the Borough of Peapack & Gladstone, County of Somerset, State of New Jersey that Brad Fagan is hereby appointed as Director of Public Works for a probationary period of 6 months ending on November 23, 2022, at which time the Borough Administrator will evaluate and recommend permanent status or an additional probationary period to be determined.

NOW THEREFORE, BE IT FURTHER RESOLVED that the salary for Director of Public Works be set at \$83,000.000 per year, which is a salaried 40-hour per week not subject to overtime as stated in his employment agreement.

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. 128-22

TITLE: RESOLUTION FOR RENEWAL OF PLENARY RETAIL CONSUMPTION LIQUOR LICENSE FOR THE PERIOD OF JULY 1, 2022 TO JUNE 30, 2023-ESSEX HUNT CLUB, INC.

BE IT RESOLVED by the Mayor and Council of the Borough of Peapack & Gladstone that pursuant to R.S. Title 33 et seq., the following has made application for the annual renewal of their liquor license in the Borough of Peapack & Gladstone; and

BE IT FURTHER RESOLVED that the Mayor and Council of the Borough of Peapack & Gladstone, County of Somerset, State of New Jersey, approve said license effective July 1, 2022.

Renewal Term: 07/01/2022 to 06/30/2023
License Number: 1815-33-003-002
License Type: Plenary Retail Consumption License
Licensee: Essex Hunt Club, Inc.
Licensee Mailing Address: PO Box 335, Peapack, NJ 07977
Establishment: Essex Hunt Club, Inc.
Address: 48 Holland Road, Peapack, NJ 07977

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 MAY 24, 2022.

NANCY A. BRETZGER
BOROUGH CLERK

GREGORY J. SKINNER
MAYOR

RESOLUTION

BOROUGH OF PEAPACK AND GLADSTONE, SOMERSET COUNTY, NEW JERSEY

RESOLUTION NO. 129-22

TITLE: RESOLUTION FOR RENEWAL OF PLENARY RETAIL CONSUMPTION LIQUOR LICENSE FOR THE PERIOD OF JULY 1, 2022 TO JUNE 30, 2023 – GLADSTONE TAVERN, LLC

BE IT RESOLVED by the Mayor and Council of the Borough of Peapack & Gladstone that pursuant to R.S. Title 33 et seq., the following has made application for the annual renewal of their liquor license in the Borough of Peapack & Gladstone; and

BE IT FURTHER RESOLVED that the Mayor and Council of the Borough of Peapack & Gladstone, County of Somerset, State of New Jersey, approve said license effective July 1, 2022.

Renewal Term: 07/01/2022 to 06/30/2023
License Number: 1815-33-001-006
License Type: Plenary Retail Consumption License
Licensee: Gladstone Tavern, LLC
Licensee Mailing Address: 273 Main Street, Gladstone, NJ 07934
Establishment: Gladstone Tavern
Address: 273 Main Street, Gladstone, NJ 07934

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 MAY 24, 2022.

NANCY A. BRETZGER
BOROUGH CLERK

GREGORY J. SKINNER
MAYOR

RESOLUTION

BOROUGH OF PEAPACK AND GLADSTONE, SOMERSET COUNTY, NEW JERSEY

RESOLUTION NO. 130-22

TITLE: AUTHORIZING THE MAYOR TO EXECUTE AN AFFORDABLE HOUSING DEVELOPER’S AGREEMENT WITH MELILLO EQUITIES RELATED TO THE LACKAWANNA ASSEMBLAGE AND FINPRO SITE

WHEREAS, Melillo Equities, LLC is the contract purchaser of certain property and improvements in the Borough of Peapack and Gladstone, County of Somerset, State of New Jersey, as follows:

- Block 22, Lot 13: 219 Main Street, Gladstone, New Jersey and Block 20, Lot 5: 9-35 Lackawanna Street, Gladstone, New Jersey (together, known as the “Lackawanna Site”),
- Block 20, Lot 1.02: 158 Route 206, Gladstone, New Jersey (known as the “FinPro Site”),
- Block 22, Lots 4 and 5: 205 and 201 Main Street, Gladstone, New Jersey (together, known as the “201/205 Main Street Site”),
- Block 12, Lot 1: 291 Main Street, Gladstone, New Jersey (known as the “291 Main Street Site”),
- Block 22, Lots 7 and 8: 193 and 191 Main Street, Gladstone, New Jersey (together, known as the “191/193 Main Street Site”); and

WHEREAS, the Borough of Peapack & Gladstone has adopted a Housing Element and Fair Share Plan dated April 7, 2022 pursuant to the Municipal Land Use Law, N.J.S.A. 40:55D-1, et seq., to address its Constitutional obligation for the Third Round which covers the time period from 1999 to 2025; and

WHEREAS, both parties have agreed to enter into an Affordable Housing Developer’s Agreement.

NOW, THEREFORE, BE IT RESOLVED by the Borough Council of the Borough of Peapack & Gladstone, that it hereby authorizes the Mayor to execute on behalf of the Borough, the Affordable Housing Developer’s Agreement between the Borough of Peapack & Gladstone and Melillo Equities, LLC, which agreement is annexed hereto and made a part hereof.

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 MAY 24, 2022

NANCY A. BRETZGER
BOROUGH CLERK

GREGORY J. SKINNER
MAYOR

RESOLUTION

BOROUGH OF PEAPACK AND GLADSTONE, SOMERSET COUNTY, NEW JERSEY

RESOLUTION NO. 131-22

TITLE: AUTHORIZING THE MAYOR TO EXECUTE A DEVELOPMENT AND AFFORDABLE HOUSING AGREEMENT WITH MELILLO EQUITIES RELATED TO THE COTTAGES AT VERNON MANOR DEVELOPMENT

WHEREAS, Melillo Equities, LLC is the owner of certain properties and improvements in the Borough of Peapack and Gladstone, County of Somerset, State of New Jersey, as follows:

Block 8, Lots 19 and 20: 156 Main Street, Peapack, New Jersey (together, known as the “Cottages at Vernon Manor Site”),

Block 29, Lot 18: 1 Railroad Avenue, Gladstone, New Jersey (known as the “1 Railroad Avenue Site”); and

WHEREAS, the Borough of Peapack & Gladstone has adopted a Housing Element and Fair Share Plan dated April 7, 2022 pursuant to the Municipal Land Use Law, N.J.S.A. 40:55D-1 et seq., to address its Constitutional obligation for the Third Round which covers the time period from 1999 to 2025; and

WHEREAS, both parties have agreed to enter into a Development and Affordable Housing Agreement.

NOW, THEREFORE, BE IT RESOLVED by the Borough Council of the Borough of Peapack & Gladstone, that it hereby authorizes the Mayor to execute on behalf of the Borough, the Development and Affordable Housing Agreement between the Borough of Peapack & Gladstone and Melillo Equities, LLC, which agreement is annexed hereto and made a part hereof.

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. 132-22

TITLE: RESOLUTION FOR AUTHORIZATION TO ACCEPT CHANGE ORDER NO. 11 FROM V&K CONSTRUCTION FOR WORK ASSOCIATED WITH THE LIBERTY PARK IMPROVEMENT PROJECT

WHEREAS, the Landscape Architect, Carter Van Dyke Associates has received Change Order #11, on the above project and recommends acceptance of same; and

WHEREAS, Change Order #11 is being submitted to break the existing concrete base to loosen conduits, install pedestal behind monument with concrete base, bolts, excavate below gabion wall to install 4-inch PVC pipe into water for conduits, labor and material; and

WHEREAS, Change Order #11 will increase the contract amount from \$886,014.00 to \$887,514.00 as follows:

<u>Change Order</u>	<u>Amount</u>	<u>Description</u>
11	\$1,500.00	Break existing concrete base to loosen conduits, install pedestal behind monument with concrete base, bolts, excavate below gabion wall to install 4-inch PVC pipe into water for conduits, labor and material

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 aforementioned Change Order #11 shall be and is hereby accepted, contingent upon the review and approval of the Borough Engineer.

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

FINANCE CERTIFICATION

I, Dale Melville, CFO of the Borough of Peapack & Gladstone hereby certify that there are adequate funds available for the above-named contract. Monies are available in 04-215-55-000-1046 – Improvements to Liberty Park.

Dale Melville, CFO

RESOLUTION

BOROUGH OF PEAPACK & GLADSTONE, SOMERSET COUNTY, NEW JERSEY

RESOLUTION NO. 133-22

TITLE: RESOLUTION FOR AUTHORIZATION TO ACCEPT CHANGE ORDER NO. 12 FROM V&K CONSTRUCTION FOR WORK ASSOCIATED WITH THE LIBERTY PARK IMPROVEMENT PROJECT

WHEREAS, the Landscape Architect, Carter Van Dyke Associates has received Change Order #12, on the above project and recommends acceptance of same; and

WHEREAS, Change Order #12 is being submitted for swale and drainage installation which includes 8 catch basin with grate, 180 linear feet of SCH 40 6" PVC pipe with fabric sleeve, cut into existing clean out, follow detail on Drawing D-1 provided by CVDA, includes labor and material; and

WHEREAS, Change Order #12 will increase the contract amount from \$887,514.00 to \$902,314.00 as follows:

<u>Change Order</u>	<u>Amount</u>	<u>Description</u>
12	\$14,800.00	Swale and drainage installation includes 8 catch basin with grate, 180 linear feet of SCH 40 6" PVC pipe with fabric sleeve, cut into existing clean out, follow detail on drawing D-1 provided by CVDA-includes labor and material

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 aforementioned Change Order #12 shall be and is hereby accepted, contingent upon the review and approval of the Borough Engineer.

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 MAY 24, 2022.

NANCY A. BRETZGER
BOROUGH CLERK

GREGORY J. SKINNER
MAYOR

FINANCE CERTIFICATION

I, Dale Melville, CFO of the Borough of Peapack & Gladstone hereby certify that there are adequate funds available for the above-named contract. Monies are available in 04-215-55-000-1046 – Improvements to Liberty Park.

Dale Melville, CFO

RESOLUTION

BOROUGH OF PEAPACK & GLADSTONE, SOMERSET COUNTY, NEW JERSEY

RESOLUTION NO. 134-22

TITLE: RESOLUTION FOR AUTHORIZATION TO ACCEPT CHANGE ORDER NO. 13 FROM V&K CONSTRUCTION FOR WORK ASSOCIATED WITH THE LIBERTY PARK IMPROVEMENT PROJECT

WHEREAS, the Landscape Architect, Carter Van Dyke Associates has received Change Order #13, on the above project and recommends acceptance of same; and

WHEREAS, Change Order #13 is being requested for a 12x12 inlet with atrium grate (add ALT), removing the old concrete drain, filling with sand, and covering with dirt; and

WHEREAS, Change Order #13 will increase the contract amount from \$902,314.00 to \$905,714.00 as follows:

<u>Change Order</u>	<u>Amount</u>	<u>Description</u>
13	\$3,400.00	12x12 Inlet with Atrium Grate (add ALT), remove the old concrete drain, fill with sand, and cover with dirt

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 aforementioned Change Order #13 shall be and is hereby accepted, contingent upon the review and approval of the Borough Engineer.

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 MAY 24, 2022.

NANCY A. BRETZGER
BOROUGH CLERK

GREGORY J. SKINNER
MAYOR

FINANCE CERTIFICATION

I, Dale Melville, CFO of the Borough of Peapack & Gladstone hereby certify that there are adequate funds available for the above-named contract. Monies are available in 04-215-55-000-1046 – Improvements to Liberty Park.

Dale Melville, CFO

RESOLUTION

BOROUGH OF PEAPACK AND GLADSTONE, SOMERSET COUNTY, NEW JERSEY

RESOLUTION NO. 135-22

TITLE: AUTHORIZING THE MAYOR AND CFO TO EXECUTE A DEVELOPER’S AGREEMENT WITH SJP RESIDENTIAL DEVELOPERS, LLC RELATED TO THE CONSTRUCTION OF 14 AFFORDABLE HOUSING UNITS

WHEREAS, the Developer’s Agreement is a stand-alone agreement between SJP Properties, LLC and the Borough of Peapack & Gladstone for the approval of the project approved in the Resolution of Memorialization of the Borough of Peapack and Gladstone Land Use Board on March 3, 2021, which was memorialized on April 7, 2021; and

WHEREAS, the subject property is known as Block 33, Lots 11, 11.01, and 13 on the Tax Map of the Borough of Peapack and Gladstone, County of Somerset, State of New Jersey; and

WHEREAS, the Developer’s Agreement includes the phasing of the Affordable Housing units in accordance with the Schedule found in N.J.A.C. 5:93-5.6(d); and

WHEREAS, in accordance with the Fee Schedule Ordinance of the Borough of Peapack & Gladstone, an escrow deposit for inspection fees relative to improvement construction shall be required in the amount of five percent (5%) of the total cost set forth in Schedule C of the Developer’s Agreement; and

WHEREAS, the Chief Financial Officer of the Borough of Peapack & Gladstone is referred to as the “Escrow Agent” in the Developer’s Agreement; and

WHEREAS, all parties have agreed to enter into a Developer’s Agreement.

NOW, THEREFORE, BE IT RESOLVED by the Borough Council of the Borough of Peapack & Gladstone, that it hereby authorizes the Mayor and Chief Financial Officer to execute on behalf of the Borough, the Developer’s Agreement between the Borough of Peapack & Gladstone and SJP Properties, LLC, which agreement is annexed hereto and made a part hereof.

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 MAY 24, 2022

NANCY A. BRETZGER
BOROUGH CLERK

GREGORY J. SKINNER
MAYOR

RESOLUTION

BOROUGH OF PEAPACK & GLADSTONE, SOMERSET COUNTY, NEW JERSEY

RESOLUTION NO. 136-22

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				

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 MAY 24, 2022.

NANCY A. BRETZGER
BOROUGH CLERK

GREGORY J. SKINNER
MAYOR