



**MAYOR & COUNCIL
THE BOROUGH OF PEAPACK & GLADSTONE,
BOROUGH COUNCIL MEETING MINUTES
APRIL 12, 2022**



The regular meeting of the Mayor and Council of the Borough of Peapack & Gladstone was held on Tuesday, April 12, 2022 at the Municipal Complex, 1 School Street, Peapack, New Jersey and began at 7:05p.m.

Council President Corigliano called the meeting to order. Borough Clerk Nancy A. Bretzger read the Sunshine Notice "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."

Council President Corigliano led the Pledge of Allegiance.

Roll Call indicated the following present:

Present: Council President Corigliano, Councilman Caminiti, Councilwoman Dietrich, Councilman Lemma, Councilman Sweeney

Absent: Mayor Skinner, Councilwoman Murphy

Also present were: Mr. John Bruder, Esq., Borough Attorney, Nancy A. Bretzger, Borough Clerk/Administrator and Karen Van Nest, Deputy Clerk.

PUBLIC COMMENTS – 5 MINUTES PER PERSON – NON-AGENDA ITEMS

(Via GoToMeeting) Rick Polito and Stacey Brusco of 17 Holland Ave spoke about their opposition to the potential sidewalk project in front of their house. They stated that they would like to have a face-to-face meeting if there are plans to move forward with the project as they would like to discuss options. Councilman Caminiti assured the residents that the sidewalk project wouldn't happen quickly as the Borough currently does not have a date certain for the beginning of the project and that the costs have changed. The Borough is looking for funding options. Councilman Lemma stated that \$40k is being added to the 2022 Budget toward the funding of the sidewalk project. Councilman Caminiti noted that the total project could realistically cost in the \$300k range and reiterated that residents should contact him directly via email with their public safety concerns regarding the pedestrian situation that needs to be addressed. Councilman Caminiti also stated that a crosswalk on Holland Ave has been planned and approved by the County.

OLD BUSINESS

There were no old business items discussed.

NEW BUSINESS

Council President Corigliano read aloud a written Borough Council Statement titled "An Open Letter from the Borough Council to the Residents of Peapack and Gladstone in Response to the Recent PBA Letter Sent to Borough Residents" (Copy attached to these minutes) on behalf of the Borough Council. Council President Corigliano asked Borough Administrator Nancy Bretzger to have the "Open Letter" posted on the Borough's website and to send out a notification via PG Notify.



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MISCELLANEOUS DISCUSSION/APPROVALS

None

MINUTES

Council President Corigliano asked if there was a motion and second to accept the Special Budget Meeting minutes of March 16, 2022. Councilman Lemma motioned to accept the minutes, seconded by Councilman Caminiti. Said motion was passed unanimously.

ORDINANCES

Council President Corigliano introduced **Ordinance 1110-2022** – ORDINANCE TO EXCEED THE MUNICIPAL BUDGET APPROPRIATION LIMITS AND TO ESTABLISH A CAP BANK (N.J.S.A. 40A: 4-45.14)

Councilman Sweeney moved to introduce the ordinance at first reading, seconded by Councilwoman Dietrich. Said motion passed unanimously. Council President Corigliano stated that **Ordinance 1110-2022** is introduced and shall be published in summary in the Bernardsville News and the Public Hearing for said Ordinance shall be held on May 10, 2022 at 7:00 p.m. or shortly thereafter.

RESOLUTIONS

Council President Corigliano stated the desire to go out of order on the Resolutions due to the overseas guest, Matt Jessup, who joined the Meeting via the GOTO Meeting as part of the Presentation by Attorneys from McManimon, Scotland and Baumann, and Bob Wojtowicz (owner of Natirar) detailing the Request for Resolution No. 93-22 as identified on the Agenda. Council President Corigliano noted that Joshua Berliner from the Bond Attorney's Firm was in attendance in person.

Matt Jessup introduced himself and stated that he has been the Borough's Bond Counsel for many years. Mr. Jessup described that the Natirar property is comprised of a luxury hotel, spa, and residential for-sale units and the eligibility for C-PACE financing. He summarized the C-PACE financing process and confirmed that the developer's land and improvements are the only items that are a lien to the loan. He stated that the Borough would be responsible to collect the assessment on a quarterly basis. Under NJ C-Pace law, the Borough would apply for approval to the Division of Local Government Division and once the Director approves it, the Borough would authorize the assessment on the Natirar property. Natirar will secure the bonds through the County Improvement Authority and will pay all transaction costs. The Borough is entitled to charge an administrative fee for processing the assessment fees.

Council President Corigliano opened up to public comment to ask those in attendance if they have any questions. Mike Koppes of 25 Willow Ave asked for clarification as to who would be assessed the special assessment. Mr. Jessup confirmed that the residents at Natirar will not have to pay the special assessment fees and that the special assessment fees are only on the Natirar hotel.

Councilman Caminiti asked about financials and a 30-year loan term. Mr. Jessup stated that the Borough's Tax Assessor should be familiar with special assessments and noted that it's a separate line



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item in the Borough's tax software system. The special assessment amount would need to be input in the tax system in order to include the special assessment fee on the quarterly tax bill. Joshua Berliner noted that there is a placeholder for the Borough administrative services fee amount in the loan documents and that once the Director's approval is granted, the discussion with the Tax Assessor should occur to determine the annual administrative fee amount prior to closing on the loan. Councilman Sweeney posed a question about a potential situation of a tax bill getting shorted and Mr. Jessup explained that failure to pay future taxes trumps special assessment fees.

Police Chief Steve Ferrante asked how many people can be expected on the property between the hotel guests and the residents. Mr. Wojowitz explained that the restaurant has a capacity of 135 people, the banquet hall has a capacity of 225 people, and then there are 24 homes. Mr. Wojowitz stated that we would be the first in the State to adopt the C-PACE Program and complimented Matt Jessup for doing a great job explaining the program and process. Borough Attorney John Bruder read aloud additional escrow language requested by Councilman Corigliano to be added to Resolution No. 93-22.

RESOLUTION NO. 93-22 – RESOLUTION AUTHORIZING AN APPLICATION TO THE DIRECTOR OF THE DIVISION OF LOCAL GOVERNMENT SERVICES IN THE DEPARTMENT OF COMMUNITY AFFAIRS FOR APPROVAL TO ADOPT AN ORDINANCE ESTABLISHING A PROPERTY ASSESSED CLEAN ENERGY PROGRAM IN AN AMOUNT NOT TO EXCEED \$21,000,000 PURSUANT TO N.J.S.A. 40:56-1.4 ET SEQ was read. Motion was made by Councilman Lemma, seconded by Councilwoman Dietrich. Said motion was passed unanimously as amended to include the additional escrow language provided by Borough Attorney John Bruder.

Consent Agenda for Resolutions 85-22, 86-22, 87-22, 88-22, 89-22, 90-22, and 91-22 was motioned by Councilman Caminiti, seconded by Councilman Lemma. Said motioned was passed unanimously.

RESOLUTION NO. 85-22 – RESOLUTION AUTHORIZING SELF-EXAMINATION OF BUDGET

RESOLUTION NO. 86-22 – GOVERNING BODY CERTIFICATION OF COMPLIANCE WITH THE UNITED STATES EQUAL EMPLOYMENT OPPORTUNITY COMMISSIONS' "ENFORCEMENT GUIDANCE ON THE CONSIDERATION OF ARREST AND CONVICTION RECORDS IN EMPLOYMENT DECISIONS UNDER TITLE VII OF THE CIVIL RIGHTS ACT OF 1964"

RESOLUTION NO. 87-22 – RESOLUTION FOR MAYORAL APPOINTMENTS FOR THE BOROUGH OF PEAPACK & GLADSTONE TO THE RECREATION COMMISSION

RESOLUTION NO. 88-22 – RESOLUTION TO APPOINT JONATHAN APGAR AS A DEPARTMENT OF PUBLIC WORKS LABORER IN THE AMOUNT OF \$38,000.00

RESOLUTION NO. 89-22 – AUTHORIZATION FOR JONATHAN APGAR TO BECOME A RIDING MEMBER OF THE PEAPACK & GLADSTONE VOLUNTEER FIRE DEPARTMENT

RESOLUTION NO. 90-22 – RESOLUTION TO REFUND LIENHOLDER FOR REDEMPTION OF LIEN # 21-00003 ON BLOCK 29 LOT 4

RESOLUTION NO. 91-22 – RESOLUTION FOR TEMPORARY APPROPRIATIONS FOR OPERATING PURPOSES

Council President Corigliano stated that the 2022 Budget is available in the Borough Clerk's office. Councilman Caminiti expressed congratulations to new DPW hire Jonathan Apgar.



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RESOLUTION NO. 84-22 – RESOLUTION FOR THE 2022 BUDGET INTRODUCTION was read. Motion was made by Council President Corigliano, seconded by Councilwoman Dietrich. Said motion was passed unanimously.

RESOLUTION NO. 92-22 – RESOLUTION TO PAY UNUSED VACATION, KELLY AND COMPENSATION TIME TO ANTHONY DAMIANO was read. Motion to table the Resolution was made by Councilman Caminiti, seconded by Councilwoman Dietrich. Discussion followed regarding amending the Resolution to include language stating that it is subject to confirmation and approval by the labor attorney as to entitled time. Motion, as amended, was made by Councilwoman Dietrich, seconded by Councilman Lemma. Said motion was passed unanimously.

BILLS LIST

Resolution No. 94-22 Approval of Bills as signed and listed on the Bill Payment List in the amount of \$1,191,700.36 was read. Motion was made by Councilman Lemma, seconded by Councilman Caminiti. Said motion was passed unanimously. Councilman Caminiti asked about the new locks on the doors in the Municipal Building and Borough Clerk/Administrator Bretzger stated that she has the codes for all of the locks.

PUBLIC COMMENTS – 3 MINUTES PER PERSON – AGENDA ITEMS

Council President Corigliano asked if any member of the public wishes to speak about agenda items.

Jeff Dockery of 1 St. Luke's Drive stated that he has been living in town for six to eight months and felt that the letter that he received from the PBA was alarming. He said that it's never a good thing for the Police Department and the Borough to be at odds with each other and that arbitration is not ordinary. Mr. Dockery mentioned that he works in law enforcement in the County and has been in law enforcement for twenty-two years. He suggesting trying to settle matter in-house and noted that nobody wins in arbitration and that it costs a lot of money for both sides. Mr. Dockery concluded his comments by stating that public safety is expensive.

Police Chief Steve Ferrante spoke and started by saying that he was not at the meeting to discuss the letter and was not part of writing the letter that was sent to the Borough residents by the PBA. The concerns that he has surround staffing. Chief Ferrante noted that he started with the Borough's Police Department in 1999 and that they currently have 7 officers. He stated that there will likely be a populate increase of approximately 300 at Natirar and that he needs a 9th full-time Officer and a part-time Officer. Chief Ferrante requested a 15-20 minute timeslot during the next Mayor & Council Meeting to do a presentation. Councilman Sweeney stated that he will assist with the presentation.

Mike Koppes of 25 Willow Ave spoke and asked about the difference in salary between the approximate \$108k that the Officer who resigned was making versus the advertised \$48k salary for a new Officer. Council President Corigliano stated that the salary is based on experience and that if an Officer with more experience is hired for the position, he or she could be hired at a higher salary. Mr. Koppes stated that he would like to see all avenues explored and that if there is a gap in salary, perhaps a mid-range Officer plus another Special Officer could be hired.



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Detective Adam Caruso addressed the Mayor & Council and stated that by State Statute, a Special Officer cannot supplement overtime.

Councilman Lemma stated that the Liberty Park Project is coming along nicely

There being no other matters to be addressed by the Governing Body at this time, a motion was made by Councilman Lemma, seconded by Councilman Sweeney, that this meeting be adjourned at 8:05p.m. This motion was carried unanimously.

Respectfully submitted,

Nancy A. Bretzger, Borough Clerk