



**MAYOR & COUNCIL  
THE BOROUGH OF PEAPACK & GLADSTONE,  
BOROUGH COUNCIL MEETING MINUTES  
MAY 10, 2022**

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The regular meeting of the Mayor and Council of the Borough of Peapack & Gladstone was held on Tuesday, May 10, 2022 at the Municipal Complex, 1 School Street, Peapack, New Jersey and began at 7:03p.m.

Mayor Skinner 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."

Mayor Skinner led the Pledge of Allegiance.

Roll Call indicated the following present:

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

Absent: None

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**

Christopher Downing of 99 Main Street spoke as a citizen regarding Ordinance 1112-2022 (Amending zone MU-AH and adding an overlay area in the ORL zone). He stated that the sewer and water lines need to be over 50 years old and there needs to be a finding that they are in need of major repairs. It was noted that Roger Thomas and John Szabo interpreted the statute that it didn't need to be in need of major repair; Mr. Downing requested that Borough Attorney John Bruder look into the statute further. Mr. Downing also commented on the zone overlay use on Route 206 and noted that the electric vehicle (EV) charging system will be open to the public. He stated that many Tesla super charging stations often have up to 24 stalls plus lounges and restrooms and would like to know how the EV charging station will be separated from the five (5) families that will be living on the site. He said that he is not opposed to it but doesn't want it to be just a conceptual idea. Mr. Downing also discussed the Lackawanna boutique hotels and extended stay hotels as two new uses and stated that there is no mention that it will remove the commercial use; he also said that regarding parking, 1 parking space per hotel rooms plus 1 parking space per shift employee is standard and questioned the amount of visitor parking needed. He is concerned that conceptual ideas and site plans can be drastically different from each other. Councilman Sweeney said that there will be a site plan review before the Land Use Board for both properties. Council President Corigliano said that the developments will still be required to go before the Land Use Board. Councilwoman Murphy also asked about the EV charging stations; Councilman Sweeney explained that the overlay zone is providing additional uses for the property and Council President Corigliano confirmed that the intent is to dedicate 2-4 spaces for electric vehicles to charge. Councilman Sweeney stated that the Land Use Board reviewed the Ordinance and did not find it inconsistent with the Master Plan. Further, Councilman Sweeney noted that it would be critical to identify the times that the storage facility would



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be open and the times that the EV charging station would be open. Councilman Caminiti stated that the Land Use Board can review the details.

**OLD BUSINESS**

Mayor Skinner asked Administrator Bretzger about the Municipal Building generator and she stated that she would follow up with the DPW Director.

**NEW BUSINESS**

There were no new business items discussed.

**MISCELLANEOUS DISCUSSION/APPROVALS**

Borough Administrator Nancy Bretzger discussed the request from a homeowner on 18 Tainter Street to open the road to put in a full house generator for their elderly parents. This road was newly paved in the Summer/Fall 2021. Administrator Bretzger stated that she spoke with Borough Engineer Bill Ryden and he said that it would be an appeal to the Borough Council. Councilwoman Murphy asked if the moratorium is 3 years or 5 years and the Administrator confirmed that it is 3 years for repaving. Council President Corigliano noted that a Highland Avenue homeowner's request was denied just a few years ago and that the resident put in a propane tank instead. Mayor Skinner agreed that a propane generator would be an option. Council President Corigliano stated that the Borough Council needs to be consistent with responding to appeals and that the Highland Avenue resident had dropped their request. Mayor Skinner said that propane could be converted to natural gas at a later date. Councilman Caminiti stated that elder care is not classified as an emergency and that he would contact the resident directly to discuss options. This request for 18 Tainter Street was denied and all Council Members concurred.

A brief discussion surrounding both Proclamations and Flag Raising Requests from various organizations was held. The discussion touched on political subdivisions and that if a municipality does such for one group, it has to do it for all groups. Mayor Skinner mentioned a recent Supreme Court Case and the decision was made that the Borough would not be doing Proclamations or Flag Raisings for various organizations.

**MINUTES**

Mayor Skinner asked if there was a motion and second to accept the Executive Session Meeting minutes of January 11, 2022. Councilwoman Murphy motioned to accept the minutes, seconded by Councilwoman Dietrich. Said motion was passed unanimously.

Mayor Skinner asked if there was a motion and second to accept the Executive Session Meeting minutes of January 17, 2022. Councilwoman Murphy motioned to accept the minutes, seconded by Councilman Caminiti. Said motion was passed unanimously.

Mayor Skinner asked if there was a motion and second to accept the Special Joint with Land Use Board Meeting Minutes of March 16, 2022. Councilman Sweeney motioned to accept the minutes, seconded by Councilwoman Dietrich. Councilman Caminiti abstained. Said motion was passed unanimously.





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Mayor Skinner asked if there was a motion and second to accept the Regular Meeting minutes of April 26, 2022. Councilman Lemma motioned to accept the minutes, seconded by Councilman Caminiti. Councilwoman Murphy abstained. Said motion was passed unanimously.

**ORDINANCES**

Mayor Skinner asked for a motion and second to open the Public Hearing for **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)**

Council President Corigliano moved to open the hearing for Public Comment for **Ordinance 1110-2022**, seconded by Councilwoman Murphy. Said motion was carried unanimously.

Mayor Skinner opened it to the public for any comments. No one came forward.

Councilman Sweeney moved to close public comments for **Ordinance 1110-2022**, seconded by Councilwoman Dietrich. Said motion was carried unanimously.

Councilman Sweeney moved to Adopt **Ordinance 1110-2022**, seconded by Councilwoman Murphy. Said motion was carried unanimously.

Council President Corigliano presented the **2022 Budget** by displaying his presentation slides on the TV screen in the room and explaining each slide. He began the presentation by identifying that the property taxes paid go toward the Borough, the School, and the County and noted that there is a separate utility authority for sewer. Of the 2022 taxes, 32.2% will go to the Borough. The County covers items such as Operations, Library, and Open Space. Council President Corigliano explained that there are four (4) different ratables on which taxes are levied as follows: vacant, residential, farmland, and commercial. He noted that the average residential property in the Borough is valued at \$784k in 2022 and that the total tax on this average property value is approximately \$14.4k. He further explained that appropriations are budgeted expenses to operate the Borough and noted that the department heads must operate their departments within their budgets. The Borough utilizes a Fund Accounting Methodology on a cash basis and noted that some expenses go into a Capital Improvement Fund. Council President Corigliano explained that the Chart of Accounts (COA) structure is set by the State as the State requires municipalities to track certain accounts separated. For example, the Department of Public Works is charged out to Buildings & Grounds, Roads, and Sewer. Additionally, certain fees/revenues are collected by the Borough (ie. ABC liquor licenses, Clerks office fees, summonses, etc.). Regarding energy tax receipts, the Borough received approximately 1/3 of the amount that the State collects for utilities. Council President Corigliano explained that Fund Balance is equivalent to Retained Earnings that the Borough typically uses a portion of each year with the hope to then add dollars back into the Fund Balance. He identified the new capital items that have been authorized to be purchased and reassured residents that the Finance Committee strives to pay as they go and not take on debt. The current goal is for the Borough to be debt-free by 2029. Council President Corigliano gave a well-earned shout out to the Fire Department as they received a grant for \$180k for SCBA equipment which saved the Borough from having to budget for same. He stated that sewer costs have gone up and that there will likely be a modest sewer increase in 2023. Additionally, he noted that the Borough cannot increase taxes by more



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than 2% per year. The user-friendly budget for 2022 is available on the Borough website. He acknowledged the Borough's auditor, Heidi Wohlleb (a partner with audit firm Nisivoccia) and has been a tremendous help in the budgeting process. Ms. Wohlleb was on the meeting call via Go To Meetings and stated that a lot of careful time and attention has gone into the 2022 budget and that it is a strong budget.

Mayor Skinner asked for a motion and second to open the hearing for Public Comment for the **2022 Budget**.

Councilman Sweeney moved to open the hearing for Public Comment for the **2022 Budget**, seconded by Councilwoman Murphy. Said motion was carried unanimously.

Mayor Skinner opened it to the public for any comments. No one came forward.

Council President Corigliano moved to close public comments for the **2022 Budget**, seconded by Councilman Caminiti. Said motion was carried unanimously.

**RESOLUTION NO. 111-22** – 2022 BUDGET was read. Motion was made by Council President Corigliano, seconded by Councilman Caminiti. Said motion was passed unanimously.

**RESOLUTIONS**

*Consent Agenda for Resolutions 112-22, 113-22, 114-22, and 120-22 was motioned by Councilman Sweeney, seconded by Councilwoman Dietrich. Said motioned was passed unanimously.*

**RESOLUTION NO. 112-22** – RESOLUTION AUTHORIZING BOROUGH POLICE DEPARTMENT TO PARTICIPATE IN SOMERSET COUNTY CLICK IT OR TICKET DETAIL MAY 16-JUNE 5, 2022

**RESOLUTION NO. 113-22** – RESOLUTION PROVIDING FOR THE INSERTION OF A SPECIAL ITEM OF REVENUE IN THE 2022 BUDGET FOR THE CLICK IT OR TICKET GRANT PURSUANT TO N.J.S.A. 40A:4-87 (CHAPTER 159, P.L. 1948)

**RESOLUTION NO. 114-22** – RESOLUTION AUTHORIZING THE HIRING OF SEASONAL EMPLOYEES FOR RECREATION'S 2022 SUMMER CAMP AND OTHER SUMMER PROGRAMS

**RESOLUTION NO. 120-22** – RESOLUTION TO AUTHORIZE RYAN KERWIN AS AN INTERN IN THE BOROUGH OF PEAPACK & GLADSTONE POLICE DEPARTMENT

**RESOLUTION NO. 115-22** – RESOLUTION TO ADOPT THE AMENDED HOUSING ELEMENT AND FAIR SHARE PLAN FOR THE BOROUGH OF PEAPACK & GLADSTONE was read. Motion was made by Councilwoman Murphy, seconded by Councilman Caminiti. Said motion was passed unanimously. As the Affordable Housing Chair, Council President Corigliano explained that the Borough had to adopt an amended housing plan prepared by the Borough Planner that the Land Use Board consented to, which the Borough is now adopting.

**RESOLUTION NO. 116-22** – RESOLUTION ADOPTING THE AFFORDABLE HOUSING TRUST FUND SPENDING PLAN FOR THE BOROUGH OF PEAPACK & GLADSTONE AS AMENDED was read. Motion was made by Councilman Sweeney, seconded by Council President Corigliano. Said motion was passed unanimously.





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**RESOLUTION NO. 117-22** – RESOLUTION ACCEPTING RESIGNATION FROM DANIEL MEGILL, DIRECTOR OF DEPARTMENT OF PUBLIC WORKS was read. Motion was made by Councilman Caminiti, seconded by Councilman Sweeney. Said motion was passed unanimously. Mayor Skinner said that they wish Dan well and thank him for the great work that he did while with the Borough.

**RESOLUTION NO. 118-22** – RESOLUTION FOR AUTHORIZATION TO ACCEPT CHANGE ORDER NO. 9 FROM V&K CONSTRUCTION FOR WORK ASSOCIATED WITH THE LIBERTY PARK IMPROVEMENT PARK was pulled.

**RESOLUTION NO. 121-22** – RESOLUTION FOR AUTHORIZATION TO ACCEPT CHANGE ORDER NO. 10 FROM V&K CONSTRUCTION FOR WORK ASSOCIATED WITH THE LIBERTY PARK IMPROVEMENT PROJECT was read. Motion was made by Councilman Lemma, seconded by Councilman Caminiti. Said motion was passed unanimously.

**BILLS LIST**

**Resolution No. 119-22** Approval of Bills as signed and listed on the Bill Payment List in the amount of \$1,319,455.34 was read. Motion was made by Councilman Caminiti, seconded by Councilman Sweeney. Said motion was passed unanimously.

**PUBLIC COMMENTS – 3 MINUTES PER PERSON – AGENDA ITEMS**

Mayor Skinner asked if any member of the public wishes to speak about agenda items.

John Kappler of 25 Holland Avenue asked if a new oversight person has been designated for the Liberty Park Project. Councilman Caminiti replied that it is in process.

Motion was made by Councilman Sweeney to return to Executive Session, seconded by Councilwoman Dietrich at 7:55pm. Said motion was passed unanimously.

Motion was made by Councilman Lemma to return to Public Meeting, seconded by Councilwoman Dietrich at 8:31pm. Said motion was passed unanimously.

There being no other matters to be addressed by the Governing Body at this time, a motion was made by Councilman Caminiti, seconded by Councilwoman Dietrich, that this meeting be adjourned at 8:32p.m. This motion was carried unanimously.

Respectfully submitted,

Nancy A. Bretzger, Borough Clerk