



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

Date: October 25, 2016: 7:00 Executive Session; 7:30 PM Regular Meeting

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

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:

Mayor calls meeting to order

2. SUNSHINE NOTICE

Municipal Clerk reads the following statement: "Pursuant to the Open Public Meetings Act, Adequate notice of 2016 Meeting Dates was published in the Courier News, Star Ledger, and Bernardsville News on December 17, 2015, and posted at the Municipal Complex, Peapack Post Office, Peapack and Gladstone Post Office. Action may be taken."

3. FLAG SALUTE: LED BY MAYOR OR PRESIDING OFFICER.

ROLL CALL:

4. EXECUTIVE SESSION: Executive Session if needed

Resolution 6E-2016 Executive Session – Legal Advice and Litigation Matheny

**5. READING AND APPROVAL OF MINUTES: - REGULAR & EXECUTIVE MEETING
OCTOBER 11, 2016**

6. VISITORS-NONE

7. 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

8. PUBLIC HEARING ORDINANCES – SECOND READING IF ANY

A. Ordinance 2016-1029 Concerning Property Rental

Ordinance 2016-1029

**Ordinance Amending Chapter XI Building And Housing
Sub-Chapter VII Housing And Rental Code**

<i>Purpose</i>	<i>To amend the Borough's Housing Ordinance to provide for a rental code to protect renters by providing for inspections of rental properties.</i>
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9. UNFINISHED BUSINESS; NONE

10. MISC. DISCUSSION ITEMS; NONE

11. NEW ORDINANCES – IF ANY, (MLUL-2016-### DESIGNATES LAND USE ORDINANCE)

A. Ordinance MLUL-2016-1030 Maximum lot sizes

Ordinance MLUL-2016-1030

**AN ORDINANCE AMENDING PORTIONS OF CHAPTER XXIII, ARTICLE IV, TITLED
"LAND DEVELOPMENT ORDINANCE" OF THE REVISED GENERAL ORDINANCES OF
THE BOROUGH OF PEAPACK AND GLADSTONE CLARIFYING CERTAIN PERMITTED
USES IN THE "VN" VILLAGE NEIGHBORHOOD ZONE**

Councilman Corigliano explains the Ordinance

<i>Purpose</i>	<i>To amend the Borough's Land Development Ordinance per the Reexamination Report recommending the expansion of the term "Mixed use buildings" as well as the elimination of references to the conditional use regarding conversion of existing buildings and vacant lots in the "VN" Village Neighborhood Zone</i>
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B. Ordinance MLUL-2016-1031 Maximum lot sizes

Ordinance MLUL-2016-1031

**AN ORDINANCE AMENDING PORTIONS OF CHAPTER XXIII, ARTICLE IV, TITLED
"LAND DEVELOPMENT ORDINANCE" OF THE REVISED GENERAL ORDINANCES OF
THE BOROUGH OF PEAPACK AND GLADSTONE SETTING MAXIMUM LOT SIZES IN
DESIGNATED ZONES**

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

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

Councilman Corigliano explains the Ordinance

Purpose	<i>To amend the Borough's Land Development Ordinance per recommendation the setting of a maximum lot size for the calculation of the overall density for development utilizing the lot average provisions; and more specifically, no larger than twenty-five (25) acres in the "RE" zone and 15 acres in the "RR-5" zone.</i>
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C. Ordinance MLUL-2016-1032 Maximum lot sizes

Ordinance MLUL-2016-1032

AN ORDINANCE AMENDING PORTIONS OF CHAPTER XXIII, ARTICLE IV, TITLED "LAND DEVELOPMENT ORDINANCE" OF THE REVISED GENERAL ORDINANCES OF THE BOROUGH OF PEAPACK AND GLADSTONE SETTING MINIMUM DEVELOPABLE LOT ACREAGE FOR NEW RESIDENTIAL DEVELOPMENT ON LANDS NOT SERVED BY PUBLIC SEWAGE TREATMENT FACILITIES

Councilman Corigliano explains the Ordinance

Purpose	<i>To amend the Borough's Land Development Ordinance per the Reexamination Report recommending establishing a minimum developable lot acreage of one-acre subject to certain additional criteria for residential lot development for new homes on land not served by a public sewage treatment facility.</i>
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12. CONSENT AGENDA:

All matters listed under the Consent Agenda are considered to be routine by the Borough Council and will be enacted by one motion in the form listed below. There will be no separate discussion of these items. If discussion is desired, that item will be removed from the consent Agenda and will be considered separately.

RESOLUTION #	TITLE	PURPOSE
138-2016	DWI Halloween Safe Passage	Safe streets for pedestrians during holiday
139-2016	Transfer \$10,000 from OSTF to hydrorake Liberty Park pond	Removal of organic material from the pond in Liberty Park as recommended by OSAC.

13. MAYOR AND COUNCIL REPORTS

**Governing Body Member or
Appointed Official**

DEPARTMENT

Councilman Suriano/Corigliano	Finance
Councilman Lemma/Smith	Sanitation & Sewer
Councilman Simpson & Smith	Borough Property
Councilman Lemma/Caminiti	Fire/Information Systems
Councilman Corigliano/Simpson	Police
Councilman Caminiti/Suriano	Roads and Transportation
John Gregory	Administrator's Report:
Mayor Bill Muller	Mayors Report

14. WRITTEN COMMUNICATIONS: Listing of correspondence received.

- A. Letter received from Patty Whitehouse, President of the Peapack and Gladstone Woman's Club, requesting permission to place a butterfly garden along with Prevent Child Abuse -NJ pinwheels in the Sara Kay lot.
- B. Tyler Russo resignation letter

15. PUBLIC COMMENTS AGENDA ITEMS ONLY: 3 MINUTES PER PERSON

It is the policy of the Borough Council that all public comments on an issue shall be limited to three minutes (3) per person. No debating between residents. Comments should be addressed to Mayor and Council at the public microphone.

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

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

16. NEW BUSINESS:

A. Resolution 140-2016 Discussion of Library Renovation Update

17. LEGAL ISSUES:

18. BILL LIST: RESOLUTION 141-2016

Approval of Bills as signed and listed on the Bill Payment List. **Total Amount: \$124,311.78**

19. ADJOURNMENT:



RESOLUTION
Borough of Peapack & Gladstone
County of Somerset
State of New Jersey

NUMBER: 6E-2016

ADOPTED: October 25, 2016

AUTHORIZATION TO MEET IN EXECUTIVE SESSION

WHEREAS, the Mayor and Council of the Borough of Peapack & Gladstone seek legal advice on Matheny Litigation and Affordable Housing and such other issues as are announced during the open session of the Council Meeting on October 11, 2016 that can be discussed in Executive Session; and

WHEREAS, pursuant to the provisions of N.J.S.A. 10:4-12b, matters concerning personnel, pending litigation, contracts and land acquisition may be discussed in sessions from which members of the public may be excluded; and

WHEREAS, the Mayor and Council are of the opinion that such discussions should, in the best interest of the citizens of the Borough of Peapack & Gladstone, be held in Executive Session.

WHEREAS, the executive session minutes will be released if and as required by law, including as to (1) pending or anticipated contract negotiations in which the Borough is or may become a party, the purchase, lease or acquisition of real property, and the setting of banking rates or investment of public funds, after the contract is signed or it is clear that negotiations will not resume, (2) pending or anticipated litigation, after the conclusion of the lawsuit in which the Borough is or may become a party, including the time for any appeals, or, if no lawsuit is filed, after the statute of limitations has run on the issue or it is otherwise clear that no lawsuit will be filed, (3) tactics and techniques utilized in protecting the safety and property of the public, if the disclosure would not impair such protection, and (4) matters that would impair the right to receive funds from the US Government if and when the impairment no longer exists. The Borough does not anticipate that executive session minutes covered by the following sections of the Open Public Meetings Act will be released: N.J.S.A. 10:4-12b(1)(information rendered confidential by State or Federal statute), b(3)(material constituting an unwarranted invasion of privacy), b(7)(advice falling within the attorney-client privilege), b(8)(certain employment matters, unless the affected employees or appointees request the release in writing) and b(9)(deliberations regarding the imposition of specific civil penalties)."

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 as follows:

1. The general public shall be excluded from the discussions in these matters pursuant to the provisions of N.J.S.A. 10:4-12B.
2. Matters discussed in Executive Session shall, when appropriate, be made public.
3. It is anticipated that formal action may be taken following this Executive Session.



RESOLUTION
Borough of Peapack & Gladstone
County of Somerset
State of New Jersey

NUMBER: 138-2016

ADOPTED: October 25, 2016

Authorizing Borough Police Department To Participate In Somerset County Prosecutor's Office Drive Sober – Halloween Safe Passage Enforcement Grant– For A Maximum Amount Of \$480

WHEREAS, the Somerset County Prosecutor's Office has made available funds for its Driver Sober – **Halloween Safe Passage Enforcement Grant** – providing Police Departments to conduct enhanced enforcement patrols on October 28, 2016, through October 31, 2016, looking for impaired driving violations between the hours of 8 p.m. and 12 a.m. for an estimated total of 8 hours at \$60 per hour for a maximum amount of \$480.

WHEREAS, the Borough of Peapack & Gladstone Police Department wish to take advantage of this grant.

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



RESOLUTION
Borough of Peapack & Gladstone
County of Somerset
State of New Jersey

NUMBER: 139-2016

ADOPTED: October 25, 2016

WHEREAS, the Mayor and Council of the Borough of Peapack and Gladstone have noted that the pond in Liberty Park is in need of remediation of an algae condition, due to organic material in the water, and

WHEREAS, Council will do further research to select a vendor to remediate this algae condition in the pond, a procedure which the Open Space Advisory Committee concurs with.

NOW, THEREFORE, BE IT RESOLVED that the Mayor and Council of the Borough of Peapack and Gladstone hereby authorizes the expenditure of up to \$10,000 during 2016 from the Open Space Trust Fund for the purpose of hydro raking organic material from the pond at Liberty Park.



RESOLUTION
Borough of Peapack & Gladstone
County of Somerset
State of New Jersey

NUMBER: 140-2016

ADOPTED: October 25, 2016

Authorizing Borough of Peapack & Gladstone to Accept Funds from the Friends of Peapack and Gladstone Library for the Express Purpose of Renovation the Library.

WHEREAS, the Friends of the Peapack-Gladstone Library (FPGL) is willing to offer a donation of \$550,000.00 to the Borough of Peapack Gladstone (Borough), and

WHEREAS, The Borough will use all donated monies for the sole purpose of expanding/renovating the Peapack & Gladstone Library, a branch of the SCLSNJ (the "Project"). This includes professional fees, construction costs, and furniture and fixtures to outfit the space, and

WHEREAS, the FPGL will donate \$50,000 upon receipt of a fully executed contract between the Borough and the architect for the Project, and \$500,000 upon receipt of a fully executed contract between the Borough and the general contractor for the Project, and

WHEREAS, the Borough will hold the donated funds in a trust account for the purpose of the renovation, and

WHEREAS, the Borough will return to FPGL any unused monies upon either the issuance of a Certificate of Occupancy for the updated library space or upon three (3) unsuccessful bid attempts, whichever is the first to occur, and

WHEREAS, the Borough will be responsible for bid, award, inspections, and contract compliance for the Project. The FPGL relinquishes input and control of the project upon donation of the specified funds, and

WHEREAS, the Borough will include the large conference room adjacent to the existing library space as part of the Project, and

WHEREAS, the Borough shall reassign any secondary use of this room (eg: historical memorabilia display) to an area outside the library to maximize available square footage, and

WHEREAS, the Borough will allow the FPGL to reserve and dedicate one or more sections of the renovated/expanded library space (eg: Children's Area or Meeting Room) to recognize select donor contributions.

NOW, THEREFORE, BE IT RESOLVED that the Mayor and Council of the Borough of Peapack and Gladstone, County of Somerset, State of New Jersey does hereby accept the proposed donation in the amount of \$550,000 for the Library renovation, and

RESOLUTION
Borough of Peapack & Gladstone
County of Somerset, State of New Jersey

NUMBER: 140-2016

ADOPTED: October 25, 2016

BE IT FURTHER RESOLVED, this resolution may be withdrawn by Borough of Peapack & Gladstone if not accepted by the FPGL, acceptance by the FPGL shall constitute the receipt of the total amount of funds enumerated herein by the Finance Officer to be placed in the Dedication by Rider account entitled “Borough Library-Pay Expenditures from Public Donations”, and

BE IT FURTHER RESOLVED, should the FPGL not submit the required contribution to the Finance Officer by noon (12:00pm) Friday, December 30, 2016, Mayor and Council shall not be bound by the terms of this resolution and will refund any funds received less those encumbered by a contract made in good faith for professional services.



RESOLUTION
Borough of Peapack & Gladstone
County of Somerset
State of New Jersey

NUMBER: 141-2016

ADOPTED: October 25, 2016

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.



ORDINANCE
Borough of Peapack & Gladstone
County of Somerset
State of New Jersey

NUMBER: 2016-1029

MEETING DATE: October 25, 2016

Introduced: October 11, 2016

Public Hearing: October 25, 2016

CHAPTER XI BUILDING AND HOUSING
SUB-CHAPTER VII HOUSING AND RENTAL CODE

WHEREAS, the Borough of Peapack & Gladstone wishes to maintain a standard of quality of life for the residents of the Borough, and

WHEREAS, the Borough Council believes that it is in the best interests of the Borough and its residents to set forth standards which ensure that dwellings in the municipality are safe, sanitary and fit for rental and human habitation.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the Borough of Peapack and Gladstone, in the County of Somerset and the State of New Jersey, hereby introduce the below ordinance for consideration with a public hearing date of October 11, 2016 at the 7:30 pm Regular Council meeting

11-7.1 SHORT TITLE.

Sub-Chapter 7 of this Chapter may be cited as "The Housing and Rental Code of the Borough of Peapack and Gladstone, Somerset County, New Jersey

11-7.2 ADOPTION.

The Housing and Rental Code of the Borough is hereby adopted to read as follows.

11-7.3 GENERAL.

11-7.3.1 Scope.

This Code is to protect the public health, safety and welfare in all residential rental structures and premises as hereinafter provided by:

1. Establishing procedures and requirements for property owners to rent their properties within the Borough.
2. Establishing minimum maintenance standards for all dwellings, rental structures and premises for basic equipment and facilities for light, ventilation, heating and sanitation; for safety from fire; for space use and location; and for safe and sanitary maintenance of all structures and premises now in existence as well as maintenance of future structures.
3. Providing for administration, enforcement and penalties.

11-7.3.2 Responsibilities.

Unless expressly provided to the contrary in this Code, the respective obligations and responsibilities of the owner, operator and occupant shall not be altered or affected by any agreement or contract by and between any of the aforesaid or between them and other parties. The owner shall be primarily responsible for complying with the provisions of this Chapter unless expressly stated otherwise within any particular section herein; however, nothing herein shall prevent the Public Officer from issuing a notice to the operator or occupant in addition to the owner. The owner shall be responsible for any



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failure of the operator or occupant to discharge a duty imposed upon the operator or occupant by this Code.

11-7.4. ADOPTION OF NEW JERSEY STATE HOUSING CODE.

11-7.4.1 Code Established.

A certain document, three (3) copies of which are on file in the Office of the Clerk of the Borough, being marked and designated as the New Jersey State Housing Code, as set forth in the New Jersey Administrative Code, N.J.A.C. 5:28-1 et seq., as amended from time to time, be and is hereby adopted as the Housing Code of the Borough of Peapack and Gladstone, for the control of buildings and structures as herein provided; and each and all of the regulations, provisions, penalties, conditions and terms of the State Housing Code are hereby referred to, adopted, and made a part hereof, as if fully set out in this chapter, with the additions, insertions, deletions and changes as prescribed in this chapter.

11-7.4.2 Responsibility for Utilities.

Where utilities and facilities, meaning for the purposes of this Section gas, oil, electricity and sewers, water and heating systems, are not supplied directly and independently through the use of separate meters, tanks and piping to each individual dwelling unit in a building or structure, the landlord or owner is responsible for supplying same. Notwithstanding the responsibilities imposed on the owner or landlord pursuant to this section, the responsibility for paying the cost for said utilities and facilities is a matter left between the owner or landlord and tenant, and shall not be determined by this ordinance.

11-7.4.3 Dwelling Unit Facilities.

Every dwelling unit shall have a bathroom, containing a toilet, wash basin, bathtub or shower; shall be equipped with private kitchen facilities; and shall comply with such other requirements as are set forth elsewhere in this Code. Where there are more than eight (8) occupants, the unit shall have two (2) bathrooms. Each dwelling unit or rooming unit shall contain at least one (1) closet for each bedroom located within the dwelling unit. Every kitchen shall contain adequate storage facilities for dishes and utensils.

11-7.4.4 Cooking.

No cooking shall be permitted in any dwelling unit unless there be minimum sanitary facilities, which facilities shall include:

1. Kitchen sink that is connected to the hot and cold water lines;
 2. A waterproof washable container for garbage disposal equipped with a lid or cover to prevent infestation;
 3. Appropriate facilities for storage of food and either gas or electric refrigeration;
- and

11-7.4.5 Community Cooking Facilities.

Cooking facilities serving more than one dwelling unit or independent rooming unit or combination thereof shall not be permitted.



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11-7.4.6 Egress from Rooming Units.

Independent rooming units shall, except in single-family dwellings, have a door opening directly into a common hallway or areaway. Any independent rooming unit located in the basement or at ground level of a dwelling shall be provided with a second means of egress with the same requirements as provided in the New Jersey State Housing Code, which is incorporated herein and made a part hereof. Where there is an independent rooming unit located above the first story, a common hallway or area way shall have two (2) means of egress remote from each other and conforming to the requirements of the Building Code.

11-7.5 DUTIES AND RESPONSIBILITIES OF OCCUPANTS.

11-7.5.1 Plumbing Maintenance.

Every owner, occupant or operator shall maintain all plumbing fixtures used by him in a clean and sanitary condition and he shall not deposit any material in any fixture or sewer system which would result in stoppage of or damage to the fixtures or sewer system.

11-7.5.2 Cooking.

No occupant shall cook in any dwelling unit except where all the required sanitary facilities are installed as required under subsection 11-7.4.4

11-7.6 ADMINISTRATIVE PROVISIONS.

11-7.6.1 Public Officer.

The person charged with the responsibility of enforcement of this Code shall also be known as the Public Officer, and shall have authority as necessary in the interest of the public health, safety and general welfare, to implement the provisions of this Code. A Zoning Officer, Fire Inspector, and / or Code Enforcement Officer of the Borough shall also be considered a "Public Officer" for purposes of this Code.

11-7.6.2 Inspections.

All residential rental structures and premises within the Borough are subject to this Code, and shall be subject to inspections by the Public Officer of the Borough. At the time of such inspections, all rooms in the building and all parts of the premises must be available and accessible for such inspections and the owner, operator and occupant are required to provide the necessary arrangements to facilitate inspections. All such inspections undertaken pursuant to this Chapter XI shall be subject to constitutional restrictions on unreasonable searches and seizures. If entry is refused or not obtained, the Public Officer shall pursue recourse as provided by law, including obtaining a search warrant. Inspections shall be made between 8:30 a.m. and 4:30 p.m. prevailing time, unless one of the following conditions exists:

1. The premises are not available during the foregoing hours for inspections; or,
2. There is reason to believe that violations are occurring on the premises which can only be apprehended and detected by inspections during other than the prescribed hours or which require immediate inspection after being reported, such as failure to supply heat; or,



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3. There is reason to believe a violation exists of a character that is an immediate threat to health or safety requiring inspection and abatement without delay.

11-7.6.3 Identification and Conduct of Inspectors.

Public Officers who conduct inspections shall be supplied with official identification and upon request shall exhibit such identification when entering any dwelling unit, rooming unit, or any part of any premises subject to this Code. Inspectors shall conduct themselves so as to avoid intentional embarrassment or inconvenience to occupants.

11-7.6.4 Entry Refusal.

Where the Public Officer is refused entry or access or is otherwise impeded or prevented by the owner, operator or occupant from conducting an inspection of the premises as permitted under and pursuant to the terms of this Chapter XI, such person shall be in violation of this Code.

11-7.6.5 Search and Access Warrants.

Where entry is refused, the Public Officer may, upon affidavit, apply to the Municipal Court Judge of the Borough for a search warrant setting forth factually the actual conditions and circumstances that provide a reasonable basis for believing that a nuisance or violation of this Code exists on the premises, and if the Judge is satisfied as to the matter set forth in the affidavit, he or she shall authorize the issuance of a search warrant permitting access to and inspection of that part of the premises on which the nuisance or violation is believed to exist. Warrant for access may be issued by the Judge upon affidavit of the Public Officer establishing grounds therefore.

11-7.6.6 Notice Procedure.

Where a violation of this Code or the regulations hereunder is found to exist, a written notice from the Public Officer shall be served on the person or persons responsible for the correction thereof.

11-7.6.7 Contents of Notice.

The notice shall specify the violation(s), what must be done to correct same, a reasonable period of time not to exceed thirty (30) days to correct or abate the violation(s) unless extenuating circumstances warrant otherwise, the right of the person served to request a hearing, and that the notice shall become an order of the Public Officer three (3) days after service unless a hearing is requested pursuant to subsection 11-7.6.9.

11-7.6.8 Service of Notice.

Notice may be effectuated by personal service on the Owner, operator or occupant, or by posting on the premises, or by certified mail to the last known address of the person to be served, as set forth herein. In the case of an occupant, notice may be posted upon the door of his dwelling or rooming unit. When it is ascertained that the owner does not reside on the premises, the "last known address" shall be the address of the owner as shown in the office of the Tax Collector. If the last known address cannot be ascertained, the notice



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may be posted on the outside front entrance of the building. The Public Officer shall provide notice at any address other than the last known address provided hereunder to any such owner, operator or occupant if such other address has theretofore been filed with the Public Officer personally, or by certified mail addressed to the Public Officer. Service upon an owner, operator or occupant may also be attained by service of any notice upon a member of the family of the owner, operator or occupant. When service is by mail, the date of service of the notice shall be fixed as the day following the day of mailing for notice to addresses within the Borough, and as the second day after the day of mailing for notice to addresses outside the Borough. When the day of service falls upon a Sunday or other day when mail is not ordinarily delivered, the day of service shall be fixed as the next regular delivery day. Posting of notice on the property shall not be utilized as the sole form of notice except when there is no other means of providing notice.

11-7.6.9 Notice to Become Order.

Within three (3) days of the date of service of a notice, the notice shall constitute a final order unless any person affected by the notice requests a Hearing thereon and serves a written request for such a Hearing within the three (3) day period, in person or by mail, on the Public Officer and Hearing Officer. Such request for a hearing shall concisely set forth the grounds or reasons on which the request for a hearing is based and the factual matters contained in the notice of violation which are to be disputed at the hearing. The Hearing Officer, upon receipt of the request, shall, prior to the notice becoming an order and upon three (3) days' notice to the party aggrieved, set the matter down for hearing. The hearing shall be held before the Hearing Officer.

11-7.6.10 Hearing Determination.

At any hearing provided hereunder the Hearing Officer shall be vested with all the powers provided by law to compel the attendance of witnesses and parties in interest by issuance and service of subpoena, to require by subpoena the production of books, records, or other documents at any such hearing which may be pertinent to matters to be determined by him and to enforce any such subpoena as provided by law. Determination by the Hearing Officer shall be made within ten (10) days from the completion of the hearing. The Hearing Officer shall issue an order either incorporating the determinations and directions contained in the notice, modifying the same or withdrawing the notice.

11-7.6.11 Summary Abatement in Emergency.

Where the violation or condition existing on the premises is of such a nature as to constitute an immediate threat to life or limb or the welfare and well-being of the citizens of Peapack and Gladstone unless abated without delay, the Public Officer may order the owner, operator or occupant to correct the violation or condition within a period of time not to exceed three (3) days.

11-7.6.12 Cost of Violation Abatement.



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Where the abatement of any nuisance as defined herein, correction of a defect in the premises or bringing the premises into compliance with the requirements of any municipal ordinance or State law applicable thereto requires expending Borough monies therefor, the Public Officer shall present a report of work done to accomplish the foregoing to the Director of Public Works along with a summary of the proceedings undertaken by the Public Officer to secure compliance. The Borough Administrator shall report to the Council of such action and request a lien be placed on the affected premises. After review of the same, the Borough Council may approve the expenditure and costs whereupon the same shall become a lien against the premises collectible as provided by law. A copy of the resolution approving the expenses and costs shall be certified by the Borough Council and filed with the Tax Collector of the Borough who shall be responsible for the collection thereof.

11-7.6.13 Extension for Dispossess Actions.

Where there exists a violation of occupancy standards hereunder, an owner or operator, upon receipt of a notice of a violation, if unable to eliminate the violation by peaceable means within the period of time specified in the notice, shall commence within such period legal action to dispossess, evict or eject the occupants who cause the violation. No further action hereunder shall then be taken against the owner or operator as long as the action aforesaid is pending in the court and is prosecuted expeditiously and in good faith. However, if the Public Officer has reason to believe the violation is the responsibility of the owner or operator, the Public Officer may proceed with a violation against said owner or operator.

11-7.6.14 Notice and Hearing Not Required.

Where the Public Officer shall determine that there was a violation and a notice was served upon the owner, operator or occupant whether or not the violation was abated prior to the issuance of an order, if thereafter within the space of two (2) years there shall be a second violation by the same owner, operator or occupant of the same provision of this Code discovered on the same premises, the offender may be prosecuted on the second violation without the Public Officer first giving notice and opportunity for a hearing to the owner, operator or occupant by the filing of a complaint by the Public Officer in the Municipal Court. Where the Public Officer has on two (2) different occasions found violations by the same owner, operator or occupant on the same premises and has issued notices on each, upon discovering a third or subsequent violation by the same owner, operator or occupant on the same premises within the space of two (2) years, whether of the same sections or subsections or of any other sections of this Code, he may thereupon prosecute the offender by filing a complaint in the Municipal Court for the third or subsequent violation occurring within the period of two (2) years without first providing notice and opportunity for a hearing by the Hearing Officer.

11-7.6.15 Effect of Notice.

For the purposes of enforcement of this Code, the service of a notice on an owner, whether or not the owner is also the operator, shall constitute notice of violations set forth



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therein until the violations are abated in conformity with this Code and the other applicable ordinances of the Borough.

11-7.6.16 Appointment of Receiver.

Where the owner, operator or lessor of any structure containing two (2) or more dwelling units, or rooming units which is let or rented to another in whole or in part violates this Code or any other municipal ordinance pertaining to the structure or fails to abate any violation of this Code, or violates an order of the Public Officer upon resolution duly approved by the Borough Council, the Public Officer may commence an action in the Superior Court seeking appointment of the Public Officer as Receiver ex officio of the rents and income from the property. The rents and income shall be collected by the Receiver and shall be expended and allotted to:

- a. Secure compliance with the regulations of the Borough and laws of the State as set forth in the order of the Public Officer; and
- b. Be utilized to defray such costs and expenses of the receivership as may be adjudged by the Superior Court; and
- c. Be applied towards payment to the Borough of any fines or penalties with costs which may have been imposed on the owner, operator or lessor for violation of the ordinances of the Borough and which have remained unpaid.

11-7.6.17 Fines and Penalties.

- a. Fines. In addition to any penalties expressly set forth within this Code, a violation of any section or subsection of this Code shall be subject to the penalty provisions of Chapter 1, Section 1-5 of the Municipal Code. Nothing in this section shall prohibit the Public Officer from citing violations under the penalty provisions of the Uniform Construction Code, New Jersey Administrative Code or any other applicable statute, regulation or ordinance. Each violation of a section or subsection of this Code shall constitute a separate and distinct violation independent of any other section or subsection. Each day's failure to comply with any such section or sub-section shall constitute a separate violation. In establishing the penalty to be imposed, the Judge of the Municipal Court shall consider whether the owner, operator or occupant so charged has been convicted of a violation of this Code within the prior two (2) years.
- b. Liability of Officers and Agents. Where the defendant is other than a natural person, the above paragraph as to fines and penalties shall also apply to any agent, superintendent, officer, member or partner who shall alone or with others have charge, care or control of the premises.

11-7.6.18 Adoption of Rules and Regulations.

The Public Officer is hereby authorized and empowered to promulgate such written rules and regulations as may be necessary for the proper interpretation and administration of the provisions of this Code, provided that such rules and regulations do not conflict with this Code and conform to the general standards prescribed by this Code. The Public Officer shall file copies of such rules and regulations with the Borough Clerk and shall



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make available in the Public Officer's office a copy for inspection by the members of the public during regular business hours.

11-7.6.19 Variations and Modification of Provisions.

The Public Officer shall have the power to withhold strict enforcement of the requirements of this Code upon written application therefor by an owner, operator or occupant, after making determination that:

- a. Any variation or modification of structure or use approved by the Public Officer will not in any material way alter the standards of this Code and cannot affect detrimentally the health or safety of occupants or owners of adjacent premises or of the neighborhood; and
- b. Strict enforcement would constitute an undue and unnecessary hardship on the owner, operator or occupant because it would compel expenditures on the premises which would be substantially disproportionate to any benefit to health, safety or welfare that might be derived therefrom.

Upon denial of any such application, the owner, operator or occupant may request a hearing which shall be held in accordance with provisions of subsection 11-7.6.9. Such application shall not constitute a defense of any violation of this Code concerning which any proceedings are pending in the Municipal Court when the application is filed nor shall any variance or modification allowed hereunder constitute a vested right against any ordinance enacted hereinafter by the Borough Council compelling strict enforcement of any provisions of this Code.

11-7.6.20 Request for Inspections.

Whenever an owner, operator or occupant, prospective purchaser, mortgagee or prospective occupant shall apply to the Public Officer for an inspection in order to ascertain if any section of this Code has been violated, the Public Officer shall, upon payment of the fee hereunder stated, cause an inspection to be made of the premises and issue an informational certificate or report of the inspection to the applicant, indicating therein any violations of this Code on the premises. The applicant for inspection shall state in writing his full name, residence and the reasons and basis for which the inspection is requested. The Public Officer may deny the application for failure to comply with this requirement. The fee for any inspection made under this subsection shall be fifty (\$50.00) dollars for single-family dwellings and twenty-five (\$25.00) dollars additional for each unit and twenty-five (\$25.00) dollars for each re-inspection subsequent to the first inspection.

11-7.6.21 Transfer of Property.

Any person who sells or conveys any dwelling or dwelling unit in the Borough shall include, as part of the agreement of sale, a statement that there is or is not any outstanding notice or order, issued by the Public Officer citing violations of the provisions of this Section. Failure of a seller or conveyer to conform to the requirements of the above statement, even if with the consent of the purchaser or transferee, shall be in



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violation of this Section and subject to the penalties as set forth in subsection 11-7.6.17. Upon written request and payment of a fee as stipulated under subsection 11-7.6.20 by persons seeking compliance with this Section, the Public Officer shall cause an inspection to be made and shall mail a report of such inspection to the person requesting it.

11-7.7 RENTAL CERTIFICATE OF OCCUPANCY.

11-7.7.1 Issuance of Rental Certificate of Occupancy.

- a. Definitions.
 1. Dwelling shall mean and include any building or structure rented or offered for rent to one (1) or more tenants or family units.
 2. Dwelling Unit shall mean and include that portion of a building or structure rented or offered for rent to one (1) or more tenants or family units.
 3. Owner shall mean any person who owns any legally cognizable interest in any building or structure including, but not limited to, outright ownership or ownership through a partnership, corporation or limited liability company.
 4. Owner Occupied shall mean the primary residential living unit of the owner.
 5. Rental Unit shall mean and include that portion of a dwelling, building or structure rented or offered for rent, for living and dwelling purposes to individuals or family units.
 6. Reside shall mean to live or dwell permanently or continuously for ten (10) or more days; to occupy a place as one's domicile.
 7. Tenant shall mean those persons who have leased the unit from the owner regardless of the type of tenancy under which they occupy the unit.
- b. Certificate Required. No person shall rent any dwelling unit unless a Rental Certificate of Occupancy (RCO) has been obtained from the Zoning Officer or designee. It shall henceforth be unlawful for any owner of real property to which this Section is applicable to rent or lease for occupancy any dwelling unit until a Rental Certificate of Occupancy has been obtained therefor from the Zoning Officer or designee. This Section shall not apply to owner occupied properties.
- c. Applications for Certificate.
 1. Commencing January 1, 2017, any owner or any agent acting on behalf of any owner, intending to rent or lease any dwelling unit or actually renting or leasing a dwelling unit, shall apply to the Zoning Officer or his/her designee for an RCO. For any dwelling unit which is already actually rented or leased as of January 1, 2017, the owner or agent acting on behalf of such owner must apply for an RCO no later than January 1, 2017.
 2. Landlord shall notify the Borough Zoning Officer in writing or email within five (5) business days of any vacancy of rental premises.



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3. All applications for such RCO shall be accompanied by an inspection fee of fifty (\$50.00) dollars and \$25 for each additional unit included in the same application submission, shall be made in writing and shall state:
 - i. The name, street address and working phone number of the owner of the property, and the name, street address and working phone number of the renting agent, if any. No post office box addresses will be allowed to show the location of the owner and/or renting agent or to serve as a mailing address for notice;
 - ii. A description of the premises to be occupied, including the street address thereof, and a designation of the portion or portions of the premises or structures for which the specific application is being made;
 - iii. The name and age of each and every tenant in each dwelling unit, including children;
 - iv. The number of persons who shall occupy any and all portions of the premises; and,
 - v. The number of bedrooms in the dwelling unit.
4. Within ten (10) business days after the receipt of the payment of the required inspection fee and the application form, the owner shall afford the Zoning Officer or his/her designee the opportunity to inspect the dwelling unit. Within ten (10) business days of the inspection, the Zoning Officer or his/her designee shall issue or deny the RCO, setting forth the reason(s) for such denial. Each separate dwelling unit shall require a separate RCO (i.e. three (3) rental units in a building require three (3) Rental Certificates of Occupancy). The Zoning Officer will also determine if the proposed rental would render the property to be out of compliance with the zoning regulations of the zone in which the property is situated. No RCO will be issued if the property is not in compliance with the applicable zoning regulations.
5. If the RCO is denied, the owner shall pay a fee for re-inspection in the amount of twenty-five (\$25.00) dollars per re-inspection for each RCO sought.
6. All owners or renting agents applying for an RCO, as provided herein, shall advise the Zoning Officer or his/her designee of a reasonable time or times that the inspection may be made and have someone present to assist and provide entry for the inspection purposes.
7. Commencing January 1, 2017, and continuing each year thereafter, any owner or any agent acting on behalf of any owner, who rents or leases any dwelling unit shall apply to the Zoning Officer or his/her designee for an annual re-inspection in order to obtain and maintain an annual RCO. Each rental premises containing any dwelling units shall be subject to an annual re-inspection for each such dwelling unit.
8. The Zoning Officer or his/her Designee shall re-inspect the property upon receipt of the application and the fifty (\$50.00) dollar fee and prior to



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issuing a new RCO or the annual renewal of an RCO. All applications for the annual renewal of an RCO shall be accompanied by an inspection fee of fifty (\$50.00) dollars and \$25 for each additional unit included in the same application submission

- d. Standards for Issuance.
1. If, after a general inspection of the dwelling unit, the Zoning Officer or his/her designee determines that the dwelling unit complies with the Master Plan, the zoning ordinances, the provisions of this chapter and all other applicable ordinances of the Borough of Peapack and Gladstone and/or State law pertaining to building, plumbing, electrical, health, safety, fire and other applicable building standards, and that no violations of State law or Borough Code or of the State Uniform Construction Code exist, the Zoning Officer or his/her designee shall issue the RCO.
 2. If the Zoning Officer or his/her designee, as a result of the general inspection of the dwelling unit, finds any violation as set forth in paragraph d,1 above, he shall notify the owner of the violation by way of written notice sent certified mail, return receipt requested and regular mail and/or by personal service of the notice, with acknowledgement of receipt to the owner or his/her agent. The Zoning Officer shall allow the owner fourteen (14) calendar days to correct the violation. The notice shall identify the premises and specify the violations and any necessary remedial action. The notice shall state that the failure to correct the violations within the time specified shall constitute a violation of this subsection and may be punishable in accord with Chapter I, Section 1-5 of this Code and/or applicable State law.
 3. Upon notification that the violation has been corrected, the Zoning Officer or his/her designee shall re-inspect the premises, subject to a twenty-five (\$25.00) dollar re-inspection fee. If the violation has been remedied, the Zoning Officer shall issue the RCO.
 4. Any violation of Federal, State and/or local laws, rules, regulations and/or codes shall be grounds for the denial of an RCO.
- e. Smoke Detector and Carbon Monoxide Detector Required in All Residential Buildings, in compliance with all federal, state and local rules, regulations and guidelines. No RCO shall be issued to a dwelling unit or any portion thereof unless approved smoke detectors and carbon monoxide detectors have been installed as required by applicable State statute and Borough ordinances.
- f. Failure to Comply. The Zoning Officer or his/her designee shall have the authority to issue any summons or complaint for any violation of any ordinance, statute, law and/or regulation against the owner and/or occupant of the residential building or portion thereof wherein the violation(s) exists and such violations shall be subject to the penalties provided herein.
- g. Illegal Units. In the event that, upon inspection by the Zoning Officer or his/her designee, it is determined that the property is being utilized as a multifamily dwelling in violation of the Borough Zoning Ordinance or this chapter, the



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- following shall be required in order to satisfy the Zoning Officer or his/her designee that said conditions have been abated:
1. If separate and distinct utility services are installed at the premises for the illegal units, these utility services must be removed to the satisfaction of the Zoning Officer or his/her designee.
 2. The owner must execute a statement, sworn to under oath and notarized, acknowledging that he/she is aware that the premises are to be used in a manner which is consistent with all Federal, State and local laws, rules and regulations and that he/she shall be subject to fines and other penalties in the event of future violations; and
 3. Additional dwelling units, which include kitchens and bathrooms, that were or have been installed by anyone in contravention of Federal, State and/or local laws, rules and regulations must be removed to the satisfaction of the Zoning Officer or his/her designee or brought into compliance with such laws, rules and regulations to the satisfaction of the Zoning Officer or his/her designee, or the applicable municipal body if such approvals are necessary. The Zoning Officer or his/her designee cannot give an approval where the Zoning Officer or his/her designee lacks the jurisdiction to do so.
- h. Contents. RCOs issued pursuant to this subsection shall set forth the maximum number of persons which may occupy the dwelling unit.
- i. Unlawful Occupancy. It shall be unlawful for the owner or any agent acting on behalf of the owner to knowingly rent, lease, or otherwise deliver up for occupancy any dwelling unit for which an RCO has been issued, to persons in excess of the number(s) of persons permitted by law to occupy the dwelling unit, as stated in the RCO. It shall be unlawful for any tenant of a dwelling unit for which an RCO has been issued to suffer or permit said dwelling unit(s) to be occupied by persons in excess of the number permitted by law.
- j. Expiration. If a dwelling unit is not occupied within six (6) months of the issuance of an RCO, the RCO shall expire and a new RCO must be obtained before occupancy.
- k. Exceptions. This Section shall not apply to:
1. Hotels, rooming houses or motels that are generally occupied by tenants or guests for less than fourteen (14) successive calendar days;
 2. Dwelling units not intended for human habitation; and/or
 3. New construction for which inspection and a Certificate of Occupancy is required by the Uniform Construction Code.
- l. Violations and Penalties. Any person convicted of a violation of this subsection shall be subject to the penalties authorized by Chapter I, Section 1-5 of this Code. Each separate violation shall be considered separate and distinct and subject to underlying penalties. Every day a situation remains in violation of this subsection shall also constitute a separate and distinct violation and subject to individual penalties.



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11-7.10 RELOCATION ASSISTANCE AND TUITION REIMBURSEMENT.

11-7.10.1 Definitions and Word Usage.

- a. Owner-landlord shall not include mortgagees in possession of a structure through foreclosure or the Borough of Peapack and Gladstone per se, if such is in possession of the ownership/management of an applicable structure.
- b. Second or subsequent violation for an illegal occupancy shall be limited to those violations that are new and shall not include any continuing violations for which citations are issued by a Zoning or Code Enforcement Agent during the time period required for summary dispossession proceedings to conclude if the owner/landlord has initiated eviction proceedings in a court of proper jurisdiction.

11-7.10.2 Relocation Assistance.

Any tenant who receives a notice of eviction pursuant to N.J.S.A. 2A:18-61.2 that results from zoning or code enforcement activities for illegal occupancy as set forth in N.J.S.A. 2A:18-61.1(g)(3) shall be considered a displaced person and shall be entitled to relocation assistance in an amount equal to six (6) times the monthly rental paid by the displaced person. The owner-landlord of the structure shall be liable for the payment of relocation assistance pursuant to this Section if it can be established that the owner-landlord was aware of the illegal occupancy yet allowed same to continue prior to the occurrence of the zoning or code enforcement activities. The Peapack and Gladstone Joint Municipal Court and the Superior Court of New Jersey shall have jurisdiction of proceeding for the enforcement of the penalty provided herein. Irrespective of any other provision of the Borough Code, the Borough shall not be responsible for paying any relocation costs regarding the provisions of this Section.

11-7.10.3 Annual Tuition Reimbursement.

In addition to the provisions of subsection 11-7.10.2 herein, the Borough, after affording the owner-landlord an opportunity for a hearing on the matter before the Municipal Court, shall impose upon the owner-landlord for a second or subsequent violation for an illegal occupancy as set forth in N.J.S.A. 2A:18-61.1(g)(3) a fine equal to the annual tuition cost of any resident of the illegally occupied unit attending a public school, which fine shall be recovered in a civil action by a summary proceeding in the name of the Borough, pursuant to the "Penalty Enforcement Law" (N.J.S.A. 2A:58-10 et seq.). The Peapack and Gladstone Joint Municipal Court and the Superior Court of New Jersey shall have jurisdiction of proceeding for the enforcement of the penalty provided herein. Said tuition cost shall be determined in the manner prescribed for nonresident pupils, pursuant to N.J.S.A. 18A:38-19 and the payment of the fine shall be remitted to the Somerset Hills Board of Education as a credit against the tuition assessment levied on the Borough of Peapack & Gladstone for these residents of illegally occupied units.



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NUMBER: MLUL-2016-1030

MEETING DATE: October 25, 2016

Introduced: October 25, 2016

Public Hearing: December 13, 2016

**AN ORDINANCE AMENDING PORTIONS OF CHAPTER XXIII, ARTICLE IV,
TITLED “LAND DEVELOPMENT ORDINANCE” OF THE REVISED
GENERAL ORDINANCES OF THE BOROUGH OF PEAPACK AND
GLADSTONE CLARIFYING CERTAIN PERMITTED USES IN THE “VN”
VILLAGE NEIGHBORHOOD ZONE**

WHEREAS, pursuant to the Municipal Land Use Law of the State of New Jersey, N.J.S.A. 40:55D-1 et seq., a governing body of a municipality may adopt a zoning ordinance relating to the nature and extent of the uses of lands, buildings and structures thereon within the municipality; and

WHEREAS, consistent with the Municipal Land Use Law, a governing body of a municipality may elect to not only create, but also from time to time modify land use regulations; and

WHEREAS, in accordance therewith and further, pursuant to the Municipal Land Use Law, N.J.S.A. 40:55D-89, a governing body of a municipality shall periodically provide for a general reexamination of its master plan and development regulations by the municipality’s Planning Board, and the governing body may thereafter elect to adopt any changes recommended as part of the general reexamination; and

WHEREAS, the governing body of the Borough of Peapack and Gladstone did so provide for a general reexamination of its master plan and development regulations by the Borough’s Land Use Board, acting in its capacity as Planning Board; and

WHEREAS, the Borough’s Land Use Board conducted a general reexamination of its master plan, and thereafter authored and adopted a Master Plan Development Regulations Periodic Reexamination Report (“Reexamination Report”) on January 29, 2015, which report made specific findings and recommendations; and

WHEREAS, the Reexamination Report set forth findings and recommended changes to the Master Plan, to include the clarification of particular permitted uses in the “VN” Village Neighborhood Zone; and

WHEREAS, and for the reasons as set forth therein, the Reexamination Report recommended the expansion of the term “Mixed use buildings” as well as the elimination of references to the conditional use regarding conversion of existing buildings and vacant lots in the “VN” Village Neighborhood Zone; and

WHEREAS, the Borough Council finds that the proposed zoning changes as set forth above are supported by the findings as made by the Borough’s Land Use Board, and are



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otherwise appropriate to advance the health, safety and welfare of the Borough's residents and property owners and are in the interests of good zoning and planning; and

WHEREAS, the Borough Council believes that it is in the best interests of the Borough and its residents that Chapter XXIII, Articles I and IV of the Borough of Peapack and Gladstone's Land Development Ordinance be amended as set forth herein to effectuate the recommendations as declared in the Reexamination Report; and

WHEREAS, the changes as set forth herein are consistent with the recommendations contained in the most recent periodic general reexamination of the Master Plan by the Land Use Board, thereby obviating the need for individualized notices to surrounding property owners in accordance with N.J.S.A. 40:55D-62.1

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the Borough of Peapack and Gladstone, in the County of Somerset and State of New Jersey, as follows:

Section 1. Chapter XXIII of the Land Development Ordinance of the Borough of Peapack and Gladstone, Article IV, titled "Zoning", Sections 23-39.6(b)6 is hereby amended as follows in order to implement the recommendations in the Reexamination Report for clarification of the following use as a permitted conditional use within the "VN" Village Neighborhood Zone: "Mixed use building":

"Mixed use buildings, with a combination of personal service facilities and retail uses catering to the residential population of the Borough such as beauty and barber shops, travel agencies, florists, wine and liquor stores, restaurants, real estate offices, travel agencies, medical and general offices and financial institutions, provided that no drive-through window is permitted for any use, and provided further that residential apartments shall be permitted on the second and/or floor of a building.

Site plan review and approval by the Land Use Board shall be required in order to insure that the following requirements are satisfied:

- (a) The architectural design of the building is consistent with the existing building facades along Main Street;
- (b) Adequate on-street parking exists and/or adequate off-street parking is provided;
- (c) No parking shall be located between the building and Main Street;
- (d) The building shall have gable, mansard or other similarly pitched roof lines; and



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- (e) The visual character of the building, including its entryways, windows and doors, shall be oriented to pedestrian access from the sidewalk along Main Street.”

Section 2. Chapter XXIII of the Land Development Ordinance of the Borough of Peapack and Gladstone, Article IV, titled “Zoning”, Sections 23-39.6(d)1 and 23-40.10(b)7 are hereby deleted in their entirety in order to implement the recommendations in the Reexamination Report for elimination of reference to the following use as a permitted conditional use within the “VN” Village Neighborhood Zone: “Conversion of existing buildings and vacant lots”.

Section 3. The Borough Clerk is directed to give notice at least ten (10) days prior to a hearing on the adoption of this Ordinance to the Somerset County Planning Board and to all other persons or entities entitled thereto pursuant to N.J.S.A. 40:55D-15. The Borough Clerk shall execute any necessary Proofs of Service of the notices required by this section, and shall keep any such proofs on file along with the Proof of Publication of the notice of the required public hearing on the proposed change.

Section 4. After introduction, the Borough Clerk is hereby directed to submit a copy of the within Ordinance to the Land Use Board of the Borough of Peapack and Gladstone for its review in accordance with N.J.S.A. 40:55D-26 and N.J.S.A. 40:55D-64. The Land Use Board, acting in its capacity as Planning Board, is directed to make and transmit to the Borough Council, within thirty-five (35) days after referral, a report including identification of any provisions in the proposed Ordinance which are inconsistent with the Master Plan and recommendations concerning any inconsistencies and any other matter as the Board deems appropriate.

Section 5. If any section, paragraph, subdivision, clause or provision of this Ordinance shall be adjudged invalid, such adjudication shall apply only to the section, paragraph, subdivision, clause or provision so adjudged and the remainder of the Ordinance shall be deemed valid and effective.

Section 6. All ordinances or parts of ordinances inconsistent with or in conflict with this Ordinance are hereby repealed to the extent of such inconsistency.

Section 7. This Ordinance shall take effect immediately upon: (i) adoption; and (ii) publication in accordance with the laws of the State of New Jersey.



ORDINANCE
Borough of Peapack & Gladstone
County of Somerset
State of New Jersey

NUMBER: MLUL-2016-1031

MEETING DATE: October 25, 2016

Introduced: October 25, 2016

Public Hearing: December 13, 2016

**AN ORDINANCE AMENDING PORTIONS OF CHAPTER XXIII, ARTICLE IV,
TITLED “LAND DEVELOPMENT ORDINANCE” OF THE REVISED
GENERAL ORDINANCES OF THE BOROUGH OF PEAPACK AND
GLADSTONE SETTING MAXIMUM LOT SIZES IN DESIGNATED ZONES**

WHEREAS, pursuant to the Municipal Land Use Law of the State of New Jersey, N.J.S.A. 40:55D-1 et seq., a governing body of a municipality may adopt a zoning ordinance relating to the nature and extent of the uses of lands, buildings and structures thereon within the municipality; and

WHEREAS, consistent with the Municipal Land Use Law, a governing body of a municipality may elect to not only create, but also from time to time modify land use regulations; and

WHEREAS, in accordance therewith and further, pursuant to the Municipal Land Use Law, N.J.S.A. 40:55D-89, a governing body of a municipality shall periodically provide for a general reexamination of its master plan and development regulations by the municipality’s Planning Board, and the governing body may thereafter elect to adopt any changes recommended as part of the general reexamination; and

WHEREAS, the governing body of the Borough of Peapack and Gladstone did so provide for a general reexamination of its master plan and development regulations by the Borough’s Land Use Board, acting in its capacity as Planning Board; and

WHEREAS, the Borough’s Land Use Board conducted a general reexamination of its master plan, and thereafter authored and adopted a Master Plan Development Regulations Periodic Reexamination Report (“Reexamination Report”) on January 29, 2015, which report made specific findings and recommendations; and

WHEREAS, the Reexamination Report set forth findings and recommended changes to the Master Plan, to include the addition of maximum lot sizes for certain designated zones; and

WHEREAS, and for the reasons as set forth therein, the Reexamination Report recommended the setting of a maximum lot size for the calculation of the overall density for development utilizing the lot average provisions; and more specifically, no larger than twenty-five (25) acres in the “RE” zone and 15 acres in the “RR-5” zone; and

WHEREAS, the Borough Council finds that the proposed zoning changes as set forth above are supported by the findings as made by the Borough’s Land Use Board, and are otherwise appropriate to advance the health, safety and welfare of the Borough’s residents and property owners and are in the interests of good zoning and planning; and



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WHEREAS, the Borough Council believes that it is in the best interests of the Borough and its residents that Chapter XXIII, Articles I and IV of the Borough of Peapack and Gladstone's Land Development Ordinance be amended as set forth herein to effectuate the recommendations as declared in the Reexamination Report; and

WHEREAS, the changes as set forth herein are consistent with the recommendations contained in the most recent periodic general reexamination of the Master Plan by the Land Use Board, thereby obviating the need for individualized notices to surrounding property owners in accordance with N.J.S.A. 40:55D-62.1

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the Borough of Peapack and Gladstone, in the County of Somerset and State of New Jersey, as follows:

Section 1. Chapter XXIII of the Land Development Ordinance of the Borough of Peapack and Gladstone, Article IV, titled "Zoning", Sections 23-39.1(e)7 is hereby amended as follows in order to implement the recommendations in the Reexamination Report for the setting of a maximum lot size within the "RE" and "RR-5" zones:

"Section 23-39.1(e)7: "Maximum Lot Size: 25 acres in the RE zone; 15 acres in the RR-5 zone."

Section 2. The Borough Clerk is directed to give notice at least ten (10) days prior to a hearing on the adoption of this Ordinance to the Somerset County Planning Board and to all other persons or entities entitled thereto pursuant to N.J.S.A. 40:55D-15. The Borough Clerk shall execute any necessary Proofs of Service of the notices required by this section, and shall keep any such proofs on file along with the Proof of Publication of the notice of the required public hearing on the proposed change.

Section 3. After introduction, the Borough Clerk is hereby directed to submit a copy of the within Ordinance to the Land Use Board of the Borough of Peapack and Gladstone for its review in accordance with N.J.S.A. 40:55D-26 and N.J.S.A. 40:55D-64. The Land Use Board, acting in its capacity as Planning Board, is directed to make and transmit to the Borough Council, within thirty-five (35) days after referral, a report including identification of any provisions in the proposed Ordinance which are inconsistent with the Master Plan and recommendations concerning any inconsistencies and any other matter as the Board deems appropriate.

Section 4. If any section, paragraph, subdivision, clause or provision of this Ordinance shall be adjudged invalid, such adjudication shall apply only to the section,



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paragraph, subdivision, clause or provision so adjudged and the remainder of the Ordinance shall be deemed valid and effective.

Section 5. All ordinances or parts of ordinances inconsistent with or in conflict with this Ordinance are hereby repealed to the extent of such inconsistency.

Section 6. This Ordinance shall take effect immediately upon: (i) adoption; and (ii) publication in accordance with the laws of the State of New Jersey.



ORDINANCE
Borough of Peapack & Gladstone
County of Somerset
State of New Jersey

NUMBER: MLUL-2016-1032

MEETING DATE: October 25, 2016

Introduced: October 25, 2016

Public Hearing: December 13, 2016

**AN ORDINANCE AMENDING PORTIONS OF CHAPTER XXIII, ARTICLE IV,
TITLED "LAND DEVELOPMENT ORDINANCE" OF THE REVISED
GENERAL ORDINANCES OF THE BOROUGH OF PEAPACK AND
GLADSTONE SETTING MINIMUM DEVELOPABLE LOT ACREAGE FOR
NEW RESIDENTIAL DEVELOPMENT ON LANDS NOT SERVED BY PUBLIC
SEWAGE TREATMENT FACILITIES**

WHEREAS, pursuant to the Municipal Land Use Law of the State of New Jersey, N.J.S.A. 40:55D-1 et seq., a governing body of a municipality may adopt a zoning ordinance relating to the nature and extent of the uses of lands, buildings and structures thereon within the municipality; and

WHEREAS, consistent with the Municipal Land Use Law, a governing body of a municipality may elect to not only create, but also from time to time modify land use regulations; and

WHEREAS, in accordance therewith and further, pursuant to the Municipal Land Use Law, N.J.S.A. 40:55D-89, a governing body of a municipality shall periodically provide for a general reexamination of its master plan and development regulations by the municipality's Planning Board, and the governing body may thereafter elect to adopt any changes recommended as part of the general reexamination; and

WHEREAS, the governing body of the Borough of Peapack and Gladstone did so provide for a general reexamination of its master plan and development regulations by the Borough's Land Use Board, acting in its capacity as Planning Board; and

WHEREAS, the Borough's Land Use Board conducted a general reexamination of its master plan, and thereafter authored and adopted a Master Plan Development Regulations Periodic Reexamination Report ("Reexamination Report") on January 29, 2015, which report made specific findings and recommendations; and

WHEREAS, the Reexamination Report set forth findings and recommended changes to the Master Plan, to include requirements regulating minimum lot sizes for residential development of new homes; and

WHEREAS, and for the reasons as set forth therein, the Reexamination Report recommended establishing a minimum developable lot acreage of one-acre subject to certain additional criteria for residential lot development for new homes on land not served by a public sewage treatment facility; and

WHEREAS, the Borough Council finds that the proposed zoning changes as set forth above are supported by the findings as made by the Borough's Land Use Board, and are



ORDINANCE
Borough of Peapack & Gladstone
County of Somerset
State of New Jersey

NUMBER: MLUL-2016-1032

MEETING DATE: October 25, 2016

otherwise appropriate to advance the health, safety and welfare of the Borough's residents and property owners and are in the interests of good zoning and planning; and

WHEREAS, the Borough Council believes that it is in the best interests of the Borough and its residents that Chapter XXIII, Articles I and IV of the Borough of Peapack and Gladstone's Land Development Ordinance be amended as set forth herein to effectuate the recommendations as declared in the Reexamination Report; and

WHEREAS, the changes as set forth herein are consistent with the recommendations contained in the most recent periodic general reexamination of the Master Plan by the Land Use Board, thereby obviating the need for individualized notices to surrounding property owners in accordance with N.J.S.A. 40:55D-62.1

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the Borough of Peapack and Gladstone, in the County of Somerset and State of New Jersey, as follows:

Section 1. Chapter XXIII of the Land Development Ordinance of the Borough of Peapack and Gladstone, Article IV, titled "Zoning", Sections 23-40, Supplemental Regulations, is hereby amended by adding new Section 23-42 entitled "Lot Acreage Requirements for Lots Not Served by a Public Sewage Treatment Facility" in order to implement the recommendations in the Master Plan Reexamination Report for the setting of a minimum lot size of one acre under the following standards as follows:

Section 23-42 Lot Acreage Requirement for Lots Not Served by a Public Sewage Treatment Facility

Any lot to be developed for the construction of a new residence on lands not served by public sewage treatment facilities shall have a minimum usable development lot area equal to at least one (1) contiguous acre in accordance with the following criteria:

- a. The contiguous one (1) acre area must not contain any freshwater wetlands, wetlands transitional buffers, 100-yearflood plains, detention or retention basins, topographic slopes twenty-five percent (25%) or greater and/or any stream corridor buffers required by the State of New Jersey;
- b. The contiguous one (1) acre area must be determined by the Borough Engineer to be appropriately situated for the Location and construction of the principal building and its appurtenances, including customary accessory uses and both the septic system and any potable water well serving the lot. More specifically, the Borough Engineer shall determine that the contiguous one (1) acre area is of sufficient dimension and location within the required setback requirements that the principal building and its accessory uses can be constructed without variances;



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- c. The area must be shaped to permit the inscription of either a circle with a diameter of at least two hundred (200) feet within its bounds or, alternatively, with a rectangle at least one hundred fifty (150) feet in width and length and with an area of at least three-quarters (3/4) of an acre or thirty-two thousand six hundred seventy (32,670) square feet (it is noted that the circle will be approximately thirty-one thousand four hundred sixteen (32,416) square feet, which is relatively close to three-quarter (3/4) of an acre or thirty-two thousand six hundred seventy (32,670) square feet in area); and
- d. The development of the lot shall be designed to minimize disturbance of any wooded areas and environmentally sensitive features.

Section 2. The Borough Clerk is directed to give notice at least ten (10) days prior to a hearing on the adoption of this Ordinance to the Somerset County Planning Board and to all other persons or entities entitled thereto pursuant to N.J.S.A. 40:55D-15. The Borough Clerk shall execute any necessary Proofs of Service of the notices required by this section, and shall keep any such proofs on file along with the Proof of Publication of the notice of the required public hearing on the proposed change.

Section 3. After introduction, the Borough Clerk is hereby directed to submit a copy of the within Ordinance to the Land Use Board of the Borough of Peapack and Gladstone for its review in accordance with N.J.S.A. 40:55D-26 and N.J.S.A. 40:55D-64. The Land Use Board, acting in its capacity as Planning Board, is directed to make and transmit to the Borough Council, within thirty-five (35) days after referral, a report including identification of any provisions in the proposed Ordinance which are inconsistent with the Master Plan and recommendations concerning any inconsistencies and any other matter as the Board deems appropriate.

Section 4. If any section, paragraph, subdivision, clause or provision of this Ordinance shall be adjudged invalid, such adjudication shall apply only to the section, paragraph, subdivision, clause or provision so adjudged and the remainder of the Ordinance shall be deemed valid and effective.

Section 5. All ordinances or parts of ordinances inconsistent with or in conflict with this Ordinance are hereby repealed to the extent of such inconsistency.

Section 6. This Ordinance shall take effect immediately upon: (i) adoption; and (ii) publication in accordance with the laws of the State of New Jersey.

Bill List
Borough of Peapack & Gladstone
County of Somerset
State of New Jersey

APPROVED: September 13, 2016

BILL LIST CLAIMS

The List of Bills as presented represents a true list of Goods and Services received or statutory payments required by the Borough of Peapack and Gladstone except for the following additions:

<u>PO #</u>	<u>Vendor</u>	<u>Amount</u>
16-01396	NAPA OF CHESTER	\$ 44.97
16-01540-01	DELTA DENTAL	\$ 2530.87
16-00809	EDGE PROPERTY MAINT. INC	\$ 61379.45

Subtotal of Additions: \$ 63955.29

Total Additions: \$ 124311.78

Council Approval

October 24, 2016
02:35 PM

Borough of Peapack & Gladstone
Received P.O. Batch Listing By P.O. Number

Page No: 1

Rcvd Batch Id Range: First to Last Rcvd Date Start: 0 End: 10/24/16 Report Format: Detail

Rcvd Date	Batch Id	PO #	Vendor Item Description	Amount	Charge Account Description	Invoice Number	Contract
10/24/16	TERRY	16-00809	080837 EDGE PROPERTY MAINTENANCE, INC. 2 RENOVATIONS-2ND FLOOR FIREHOUS	61,379.45	C-04-55-910-041	#2016-18-02	
			Total for Batch: TERRY	<u>61,379.45</u>	ORD.#1004-RENOVATIONS TO FIREHOUSE		
			Total for Date: 10/24/16	Total for All Batches:	61,379.45		

Batch Id	Batch Total
Total for Batch: TERRY	61,379.45
Total of All Batches:	<u>61,379.45</u>

Totals by Year-Fund Fund Description	Fund	Budget Total	Revenue Total	G/L Total	Total
GENERAL CAPITAL FUND	C-04	61,379.45	0.00	0.00	61,379.45
Total of All Funds:		<u>61,379.45</u>	<u>0.00</u>	<u>0.00</u>	<u>61,379.45</u>

October 24, 2016
11:40 AM

Borough of Peapack & Gladstone
Received P.O. Batch Listing By P.O. Number

Page No: 1

Rcvd Batch Id Range: First to Last Rcvd Date Start: 0 End: 10/24/16 Report Format: Detail

Rcvd Date	Batch Id	PO #	Vendor Item Description	Amount	Charge Account Description	Invoice Number	Contract
10/24/16	TERRY	16-01540	0185 DELTA DENTAL PLAN OF NJ 2 NOV'16/DENTAL BENEFITS-ACTIVE	2,530.87	6-01-23-220-562	NOV'16/DENTAL	
			Total for Batch: TERRY	<u>2,530.87</u>	INS-HOSPITAL, MED, SURG, DENTL		
			Total for Date: 10/24/16				
			Total for All Batches:	2,530.87			

October 24, 2016
11:40 AM

Borough of Peapack & Gladstone
Received P.O. Batch Listing By P.O. Number

Page No: 2

Batch Id	Batch Total
Total for Batch: TERRY	2,530.87
Total of All Batches:	<u>2,530.87</u>

Totals by Year-Fund					
Fund Description	Fund	Budget Total	Revenue Total	G/L Total	Total
CURRENT YEAR APPROPRIATIONS:	6-01	2,530.87	0.00	0.00	2,530.87
Total of All Funds:		<u>2,530.87</u>	<u>0.00</u>	<u>0.00</u>	<u>2,530.87</u>

Cycle 18

Rcvd Batch Id Range: First to Last Rcvd Date Start: 0 End: 10/21/16 Report Format: Detail

Rcvd Date	Batch Id	PO #	Vendor Item Description	Amount	Charge Account Description	Invoice Number	Contract
10/20/16	TERRY	16-00160	1307 ALLIED OIL COMPANY, LLC 37 INV#1063325-UNLEADED GAS-9/28	502.18	6-01-31-460-520 GASOLINE	INV#1063325	
10/20/16	TERRY	16-00160	38 INV#1045238-DIESEL-10/3/16	358.77	6-01-31-460-520 GASOLINE	#1045238	
P.O. Total:				860.95			
10/20/16	TERRY	16-00321	06053 GEESE POLICE, INC. 5 INV#54693/GOOSE CTRL/AUG-SEP16	1,320.00	6-01-26-310-680 PARK MATERIALS	#54693/AUG-SEPT	
10/20/16	TERRY	16-00321	6 INV#54765/GOOSE CTRL/SEP-OCT16	1,320.00	6-01-26-310-680 PARK MATERIALS	#54765/SEPT-OCT	
P.O. Total:				2,640.00			
10/20/16	TERRY	16-00721	080632 STAVOLA ASPHALT COMPANY, INC. 8 INV#62314/ASPHALT FOR ROADS	1,719.87	6-01-26-290-270 ROAD MATERIALS	INV#62314	
10/20/16	TERRY	16-00721	9 INV#62893/ASPHALT FOR ROADS	751.47	6-01-26-290-270 ROAD MATERIALS	#62893	
P.O. Total:				2,471.34			
10/20/16	TERRY	16-00996	080505 LAKELAND BUS LINES, INC. 1 BUS TRIP 9-22-16/SANDS CASINO	900.00	6-01-28-372-448 EXPENSE-SENIOR CITIZEN		
10/20/16	TERRY	16-01005	080980 CAESARS ATLANTIC CITY 1 ROOM RESERVATION-NJ LEAGUE-AC	304.00	6-01-20-100-365 CONVENTION		
10/20/16	TERRY	16-01005	2 ROOM RESERVATION-OCCUPANCY FEE	10.00	6-01-20-100-365 CONVENTION		
10/20/16	TERRY	16-01005	3 ROOM RESERVATION-NJ LEAGUE-AC	304.00	6-07-55-502-365 CONVENTION		
10/20/16	TERRY	16-01005	4 ROOM RESERVATION-OCCUPANCY FEE	10.00	6-07-55-502-365 CONVENTION		
P.O. Total:				628.00			
10/20/16	TERRY	16-01099	1867 W.CAMPBELL SUPPLY CO.,LLC 1 ENG.51-2/LIGHT TOWERS-PH.GAUGE	327.69	6-01-25-255-600 MAINTENANCE-GENERAL	#R016002324	
10/20/16	TERRY	16-01232	06074 ATLANTIC TACTICAL OF NJ, INC. 1 S.FERRANTE/BALLISTIC VEST&PLAT	480.85	G-01-41-708-610 BODY ARMOR REPLACEMENT FUND	INV#272615	
10/20/16	TERRY	16-01232	3 S.FERRANTE/BALLISTIC VEST&PLAT	480.85	6-01-25-240-850 SOFTBODY	INV#272615	
P.O. Total:				961.70			

Rcvd Date	Batch Id	PO #	Vendor Item Description	Amount	Charge Account Description	Invoice Number	Contract
10/20/16	TERRY	16-01255	080707 FANIA ROOFING COMPANY 1 ROOF REPAIRS-MUNICIPAL BUILDIN	4,200.00	6-01-26-310-280 BUILDING & GROUNDS MAINTENANCE	INV#13637	
10/20/16	TERRY	16-01257	1867 W.CAMPBELL SUPPLY CO.,LLC 1 RESTORE POWER TO KNOX BOX 51-3	202.20	6-01-25-255-600 MAINTENANCE-GENERAL	#R016002310	
10/20/16	TERRY	16-01377	1306 HOME DEPOT CREDIT SERVICES 4 9-13-16 TOOLS,PAINT,WHLBAR,WAS	524.95	6-01-26-310-280 BUILDING & GROUNDS MAINTENANCE		
10/20/16	TERRY	16-01377	5 9-14-16 FENCING & PROPANE EXCH	299.73	6-01-26-310-280 BUILDING & GROUNDS MAINTENANCE		
			P.O. Total:	824.68			
10/20/16	TERRY	16-01396	0671 NAPA OF CHESTER, INC. 1 HYDRAULIC FITTINGS FOR BOMFORD	20.00	6-01-26-290-435 EQUIPMENT MAINT	INV#250569	
10/20/16	TERRY	16-01396	2 INV#250398/HYDRAULIC OIL STOCK	276.00	6-01-26-290-435 EQUIPMENT MAINT	INV#250398	
			P.O. Total:	296.00			
10/20/16	TERRY	16-01422	080999 JOHNNY ON THE SPOT, INC. 1 PORTA-JOHN 2016 ART IN PARK	95.00	T-13-56-906-231 Art in the Park	INV#0000218466	
10/20/16	TERRY	16-01427	0056 AMERICAN WEAR 1 SEPT'16/UNIFORM RENT&CLEAN-DPW	133.66	6-01-26-290-945 UNIFORMS		
10/20/16	TERRY	16-01427	2 SEPT'16/UNIFORM RENT&CLEAN-DPW	133.67	6-01-26-310-945 UNIFORMS		
10/20/16	TERRY	16-01427	3 SEPT'16/UNIFORM RENT&CLEAN-DPW	133.67	6-07-55-502-945 UNIFORMS		
			P.O. Total:	401.00			
10/20/16	TERRY	16-01443	080660 TRACTOR SUPPLY CO. 1 MISC TRAILER PARTS,JACKS,ETC.	65.52	6-01-26-290-435 EQUIPMENT MAINT		
10/20/16	TERRY	16-01443	2 SUBMERSIBLE WATER PUMP	89.99	6-01-26-290-610 MISC		
			P.O. Total:	155.51			
10/20/16	TERRY	16-01446	2144 ENVIRONMENTAL RENEWAL, LLC 3 30 YARD LOG DUMPSTER-DPW	480.00	6-01-26-290-271 RECYCLING	#262494	

Rcvd Date	Batch Id	PO #	Vendor Item Description	Amount	Charge Account Description	Invoice Number	Contract
10/20/16	TERRY	16-01447	0142 CAMPBELL FOUNDRY CO. 1 1 PALLET MANHOLE/BARREL LOCK	285.00	6-07-55-502-610 MISC	#253044	
10/20/16	TERRY	16-01447	2 FERNCO 1002 CLAY 12"X12"CI/PVC	29.00	6-07-55-502-610 MISC	#253044	
P.O. Total:				314.00			
10/20/16	TERRY	16-01471	1807 HUSTON LUMBER & SUPPLY CO.,INC 1 #12SR-1/2" 4X8 SHEET ROCK	27.76	6-01-26-310-280 BUILDING & GROUNDS MAINTENANCE	INV#272615	
10/20/16	TERRY	16-01471	2 #248DF-2X4X8 - 0 DF STUD	102.00	6-01-26-310-280 BUILDING & GROUNDS MAINTENANCE	INV#272615	
10/20/16	TERRY	16-01471	3 #12BP-1/2" 4X8 BIRCH PLYWOOD	120.94	6-01-26-310-280 BUILDING & GROUNDS MAINTENANCE	INV#272615	
10/20/16	TERRY	16-01471	4 #34BP-3/4" 4X8 BIRCH PLYWOOD	156.58	6-01-26-310-280 BUILDING & GROUNDS MAINTENANCE	INV#272615	
P.O. Total:				407.28			
10/20/16	TERRY	16-01482	0671 NAPA OF CHESTER, INC. 11 #255149/SPRAY PAINT FOR SHOP	113.74	6-01-26-310-280 BUILDING & GROUNDS MAINTENANCE	#255149	
10/20/16	TERRY	16-01487	080791 SMITH TRACTOR & EQUIPMENT,INC. 1 #76052741-PISTON	868.50	6-01-26-290-435 EQUIPMENT MAINT		
10/20/16	TERRY	16-01487	2 #14420231-BOLTS	15.30	6-01-26-290-435 EQUIPMENT MAINT		
10/20/16	TERRY	16-01487	3 #76052744-FITTINGS	41.84	6-01-26-290-435 EQUIPMENT MAINT		
10/20/16	TERRY	16-01487	4 #76052745-FITTINGS	22.50	6-01-26-290-435 EQUIPMENT MAINT		
10/20/16	TERRY	16-01487	5 #76052743-END CAPS	442.80	6-01-26-290-435 EQUIPMENT MAINT		
P.O. Total:				1,390.94			
10/20/16	TERRY	16-01505	0369 MCDERMOTT, JR. JOHN L. 1 REIMBURSE CONVENTION EXPENSES	500.00	6-01-25-255-365 CONVENTION	REIMBURSEMENT	
10/20/16	TERRY	16-01506	0471 P-G FIRE COMPANY 1 PARADE-CLEANING SUPPLIES	669.77	6-01-25-255-600 MAINTENANCE-GENERAL	VARIOUS-REIMBUR	
10/20/16	TERRY	16-01507	1867 W.CAMPBELL SUPPLY CO.,LLC 1 ANNUAL SERVICE RESCUE 51	1,403.00	6-01-25-255-600 MAINTENANCE-GENERAL	#R011000428-01	
10/20/16	TERRY	16-01508	1867 W.CAMPBELL SUPPLY CO.,LLC 1 ANNUAL SERVICE BRUSH 51	1,005.00	6-01-25-255-600	#R011000427	

Rcvd Date	Batch Id	PO #	Vendor Item Description	Amount	Charge Account Description	Invoice Number	Contract
					MAINTENANCE-GENERAL		
10/20/16	TERRY	16-01510	080992 GLADSTONE MASONRY AND STONE 1 PIPE INSTALL AT DPW COMPLEX	4,594.00	6-01-26-290-270 ROAD MATERIALS	INV#09192016-02	
10/20/16	TERRY	16-01511	080992 GLADSTONE MASONRY AND STONE 1 GENERATOR PAD-BROOK&TRIMMER-PW	5,140.00	C-04-55-910-101 ORD.#1010-GENERATORS-BROOK/TRIMMER PUMP	INV#09192016-01	
10/20/16	TERRY	16-01519	5033 DOVER BRAKE & CLUTCH CO., INC. 2 EMISSIONS SMOKE TEST ON DPW #8	96.50	6-01-26-315-951 STREETS & ROADS	#2IN01589	
10/20/16	TERRY	16-01529	080016 W.B.MASON CO., INC. 1 PLAIN WHITE ENVELOPES/ASSESSOR	18.60	6-01-20-150-660 OFFICE SUPPLIES	INV#138003025	
10/20/16	TERRY	16-01538	080016 W.B.MASON CO., INC. 1 DATER STAMP-FINANCE/TAX OFFICE	26.56	6-01-20-145-610 MISCELLANEOUS	INV#138001238	
10/20/16	TERRY	16-01539	1329 SOMERSET COUNTY RECYCLING 1 2016 3RD QTR BORO RECYCLING	5,706.11	6-01-26-305-742 RECYCLING CONTRACT		
10/20/16	TERRY	16-01547	1156 DOLAN & DOLAN, P.A. 1 ST#292816/AUG'16/M&N REALTY	88.98	2016-005 M&N REALTY	#292816/AUG'16	
10/20/16	TERRY	16-01550	080267 TURTLE & HUGHES, INC. 1 #M4023525-FLORESCENT BULBS	131.26	6-01-26-310-280 BUILDING & GROUNDS MAINTENANCE	#1456299-00&-01	
10/20/16	TERRY	16-01550	2 #M3564179-ELECTRICAL BALLASTS	163.15	6-01-26-310-280 BUILDING & GROUNDS MAINTENANCE	#1456299-02	
			P.O. Total:	294.41			
10/20/16	TERRY	16-01553	2060 VERIZON WIRELESS 2 8/24-9/23 JET PACK OEM ROOM	38.01	6-01-25-252-339 IT MAINTENANCE CONTRACTS		
10/20/16	TERRY	16-01555	0443 LIFESAVERS, INC. 1 AED DEFIBTECH LIFLINE	134.00	6-01-25-240-615 MEDICAL FIRST AID KITS	INV#111845	
10/20/16	TERRY	16-01556	080462 TRIANGLE COMMUNICATIONS, LLC 1 SCREEN REPLACEMENT LAPTOP	165.00	6-01-25-240-341 VEHICLE COMPUTER MAINTENANCE	INV#18452	
10/20/16	TERRY	16-01556	2 SHIPPING CHARGES	15.00	6-01-25-240-341 VEHICLE COMPUTER MAINTENANCE	INV#18452	
			P.O. Total:	180.00			

Rcvd Date	Batch Id	PO #	Vendor Item Description	Amount	Charge Account Description	Invoice Number	Contract
10/20/16	TERRY	16-01559	080610 BASKING RIDGE C.C.CATERING 2 DEPOSIT CHRISTMAS LUNCHEON	500.00	T-13-56-906-655 SENIORS HAPPY ROCKERS	DEPOSIT	
10/20/16	TERRY	16-01560	1156 DOLAN & DOLAN, P.A. 1 ST#292817/AUG'16/STULL,GENE	175.60	2016-003 STULL, GENE & AIMEEBERTHA	#292817/AUG'16	
10/20/16	TERRY	16-01561	1156 DOLAN & DOLAN, P.A. 1 ST#292820/AUG'16/SUTTE,MATTHEW	175.60	2016-008 SUTTE, MATTHEW & ELIZABETH	#292820/AUG'16	
10/20/16	TERRY	16-01562	1156 DOLAN & DOLAN, P.A. 1 ST#292821/AUG'16/VAN DOREN	298.23	2016-004 VAN DOREN, DIANE	#292821/AUG'16	
10/20/16	TERRY	16-01563	0064 ANDERSON & DENZLER ASSOC INC 1 INV#4322/AUG'16/ST.BRIGID'S	82.20	2015-10 ST.ELIZABETH-ST.BRIGID CHURCH	INV#4322/AUG'16	
10/20/16	TERRY	16-01564	0064 ANDERSON & DENZLER ASSOC INC 1 INV#4322/AUG'16/SUTTE,MATTHEW	82.20	2016-008 SUTTE, MATTHEW & ELIZABETH	INV#4322/AUG'16	
10/20/16	TERRY	16-01565	0064 ANDERSON & DENZLER ASSOC INC 1 INV#4322/AUG'16/VAN DOREN,DIAN	276.60	2016-004 VAN DOREN, DIANE	INV#4322/AUG'16	
10/20/16	TERRY	16-01566	0064 ANDERSON & DENZLER ASSOC INC 1 INV#4322/AUG'16/KDC SOLAR, LLC	442.95	2015-004 KDC SOLAR, LLC	INV#4322/AUG'16	
10/20/16	TERRY	16-01567	0064 ANDERSON & DENZLER ASSOC INC 1 INV#4322/AUG'16/GIBSON,ELODIE	82.20	2015-030 GIBSON, ELODIE & DAVID	INV#4322/AUG'16	
10/20/16	TERRY	16-01568	0064 ANDERSON & DENZLER ASSOC INC 1 INV#4322/AUG'16/VILLA,NICHOLAS	822.00	2016-009 VILLA, NICHOLAS	INV#4322/AUG'16	
10/20/16	TERRY	16-01569	1807 HUSTON LUMBER & SUPPLY CO.,INC 1 FLOORING FOR THE FIREHOUSE	96.84	6-01-26-310-280 BUILDING & GROUNDS MAINTENANCE		
10/20/16	TERRY	16-01569	2 4 BUNDLES FLOORING FIREHOUSE	430.40	6-01-26-310-280 BUILDING & GROUNDS MAINTENANCE		
P.O. Total:				527.24			
10/20/16	TERRY	16-01572	1857 LINDERS FRENCH CLEANERS 1 #09-000873 R.POTTS 9/8/16	8.50	6-01-25-240-948		

Rcvd Date	Batch Id	PO #	Vendor Item Description	Amount	Charge Account Description	Invoice Number	Contract
10/20/16	TERRY	16-01572	2 #09-001962 A.DAMIANO 9/12/16	9.00	UNIFORMS-MAINTENANCE 6-01-25-240-948		
10/20/16	TERRY	16-01572	3 #09-002879 R.POTTS 9/15/16	10.50	UNIFORMS-MAINTENANCE 6-01-25-240-948		
10/20/16	TERRY	16-01572	4 #09-002911 A.DAMIANO 9/15/16	4.50	UNIFORMS-MAINTENANCE 6-01-25-240-948		
10/20/16	TERRY	16-01572	5 #09-002914 D.SHEASLEY 9/15/16	9.00	UNIFORMS-MAINTENANCE 6-01-25-240-948		
10/20/16	TERRY	16-01572	6 #09-002918 G.SKINNER 9/15/16	6.75	UNIFORMS-MAINTENANCE 6-01-25-240-948		
10/20/16	TERRY	16-01572	7 #09-004030 A.DAMIANO 9/19/16	4.50	UNIFORMS-MAINTENANCE 6-01-25-240-948		
10/20/16	TERRY	16-01572	8 #09-004033 A.CARUSO 9/19/16	9.00	UNIFORMS-MAINTENANCE 6-01-25-240-948		
			P.O. Total:	61.75			
10/20/16	TERRY	16-01580	080615 QUIKTEKS, LLC 2 INV#MSP-19836/OCT'16/MANG.SERV	875.00	6-01-20-140-339	#MSP-19836	
10/20/16	TERRY	16-01580	3 INV#MSP-19836/OCT'16/OFF SITE	195.00	IT MAINTENANCE CONTRACTS 6-01-20-140-339	#MSP-19836	
			P.O. Total:	1,070.00	IT MAINTENANCE CONTRACTS		
10/20/16	TERRY	16-01585	0671 NAPA OF CHESTER, INC. 1 BP1210/H3 LIGHT BULBS FOR PD	18.32	6-01-26-315-950 POLICE	INV#251437	
10/20/16	TERRY	16-01586	080700 MORRIS ENGINEERING, LLC 1 INV#4861/AUG'16/FIREHOUSE	2,146.99	6-01-20-165-425 ENGINEERING - GENERAL	INV#4861	
10/20/16	TERRY	16-01587	080996 DJB EVENT CONSULTANTS, INC. 1 REIMBURSEMENT FOR UNUSED	460.00	T-12-56-700-710 Police Outside Duty Escrow	REFUND ESCROW	
10/20/16	TERRY	16-01593	0064 ANDERSON & DENZLER ASSOC INC 1 INV #4320 GEN. ENGINEER	672.60	6-07-55-502-425	INV#4320	
10/20/16	TERRY	16-01593	2 INV #4321 GEN. ENGINEER	754.80	ENGINEERING GENERAL T-22-56-000-001	INV#4321	
			P.O. Total:	1,427.40	Reserve for Open Space Fund		
10/20/16	TERRY	16-01605	080016 W.B.MASON CO., INC. 1 #QUA69222 WINDOW ENVEL.PAYROLL	50.00	6-01-20-130-660	INV#138338220	
10/20/16	TERRY	16-01605	2 #FEL9287301/MOUSE PAD W/WRIST	12.99	OFFICE SUPPLIES 6-01-20-130-660	INV#138338220	
10/20/16	TERRY	16-01605	3 #FEL9287401/KEYBOARD WRIST RES	15.52	OFFICE SUPPLIES 6-01-20-130-660	INV#138338220	

Rcvd Date	Batch Id	PO #	Vendor Item Description	Amount	Charge Account Description	Invoice Number	Contract
10/20/16	TERRY	16-01605	4 #HEWCF280A/TONER FOR PRINTERS	84.38	OFFICE SUPPLIES 6-01-20-130-660	INV#138372637	
10/20/16	TERRY	16-01605	5 #HEWCF280A/TONER FOR PRINTERS	84.38	OFFICE SUPPLIES 6-01-20-145-610	INV#138372637	
			P.O. Total:	<u>247.27</u>	MISCELLANEOUS		
10/20/16	TERRY	16-01607	0117 RECORDER PUBLISHING CO., INC. 1 AD#285906/LUB/NEVER ENCUMBERED	9.18	6-01-21-180-210 ADVERTISING	#285906	
10/20/16	TERRY	16-01618	2124 TREASURER, STATE OF N.J. (A) 1 T.SKILLMAN-PESTICIDE LICENSE	80.00	6-01-26-290-400 DUES & LICENSES	T.SKILLMAN	
10/20/16	TERRY	16-01619	080122 P.S.E.& G. 1 SEPT'16/8 BROOK STREET-SEWER	13.11	6-07-55-502-515 NATURAL GAS		
10/20/16	TERRY	16-01620	080286 P.S.E.& G. 1 SEPT'16/BOY SCOUT CABIN-PARK	12.12	6-01-31-446-515 NATURAL GAS		
10/20/16	TERRY	16-01621	080285 P.S.E.& G. 1 SEPT'16/ALL SCHOOL STREET	107.13	6-01-31-446-515 NATURAL GAS		
10/20/16	TERRY	16-01622	080284 P.S.E.& G. 1 SEPT'16/FIREHOUSE-DEWEY AVE.	14.86	6-01-31-446-515 NATURAL GAS		
10/20/16	TERRY	16-01623	080125 P.S.E.& G. 1 SEPTEMBER'16/6 BROOK STREET	19.23	6-01-31-446-515 NATURAL GAS		
10/20/16	TERRY	16-01624	0527 SOUTH JERSEY ENERGY 1 SEPT'16/6 BROOK STREET	10.42	6-01-31-446-515 NATURAL GAS		
10/20/16	TERRY	16-01624	2 SEPT'16/FIREHOUSE-DEWEY AVE	5.21	6-01-31-446-515 NATURAL GAS		
			P.O. Total:	<u>15.63</u>			
10/20/16	TERRY	16-01625	080560 NEW JERSEY AMERICAN WATER 1 8/24-9/26 WATER USE@MUNI.BLDG.	131.21	6-01-31-445-960 WATER		
10/20/16	TERRY	16-01626	080557 NEW JERSEY AMERICAN WATER 1 8/24-9/26 FIRE SUPPRESSION FH	128.18	6-01-31-445-960 WATER		

Rcvd Date	Batch Id	PO #	Vendor Item Description	Amount	Charge Account Description	Invoice Number	Contract
10/20/16	TERRY	16-01627	080558 NEW JERSEY AMERICAN WATER 1 8/24-9/26 WATER USE@FIREHOUSE	148.66	6-01-31-445-960 WATER		
10/20/16	TERRY	16-01628	0276 JERSEY CENTRAL POWER & LIGHT 1 8/9-9/6 RT.206-POTTERSVILLE	24.27	6-01-31-430-420 ELECTRICITY		
10/20/16	TERRY	16-01628	2 8/9-9/6 RT.206-HOLLAND AVE	22.91	6-01-31-430-420 ELECTRICITY		
P.O. Total:				<u>47.18</u>			
10/20/16	TERRY	16-01629	0276 JERSEY CENTRAL POWER & LIGHT 1 8/5-9/2 SEWER AUTH 12 BROOK ST	857.33	6-07-55-502-420 ELECTRICITY		
10/20/16	TERRY	16-01629	2 8/5-9/2 12 BROOK STREET	149.77	6-07-55-502-420 ELECTRICITY		
10/20/16	TERRY	16-01629	3 8/9-9/6 MAPLE STREET-SEWER	67.95	6-07-55-502-420 ELECTRICITY		
P.O. Total:				<u>1,075.05</u>			
10/20/16	TERRY	16-01630	1645 N.J.STATE DEPARTMENT OF HEALTH 1 SEPT'16/MONTHLY DOG LIC.REPORT	3.60	T-14-56-800-801 Reserve Dog Trust		
10/20/16	TERRY	16-01632	080983 BURGIS ASSOCIATES, INC. 1 INV#31613/JUL'16/COAH MATTERS	1,842.50	6-01-20-110-692 COAH	INV#31613	
10/20/16	TERRY	16-01633	080200 ONE CALL CONCEPTS, INC. 1 #6095114/SEPT'16/MESSAGES-SEWR	35.00	6-07-55-502-235 ANSWERING SERVICE	INV#6095114	
10/20/16	TERRY	16-01634	080044 TREASURER, STATE OF N.J. 1 MARRIAGE 3RD QTR JUL-SEP'16 FE	75.00	6-01-55-000-213 DUE STATE FOR MARRIAGE LICENCES		
10/20/16	TERRY	16-01638	080435 ROBINSON, HOLLY ANN L. 1 REIMB.MILEAGE-TRAVEL MUNI.BLDG	36.02	6-01-26-290-610 MISC	REIMBURSEMENT	
10/20/16	TERRY	16-01639	0306 ROBINSON, MARY P. 1 REIMB.MILEAGE TO CENTRAL TCTA	61.34	6-01-20-130-410 EDUCATION		
10/20/16	TERRY	16-01639	2 REIMB.TOLLS TO CENTRAL TCTA	3.30	6-01-20-130-410 EDUCATION		
P.O. Total:				<u>64.64</u>			
10/20/16	TERRY	16-01640	06083 DEER PARK SPRING WATER COMPANY 1 SEPT'16/WATER FOR LIBRARY	8.97	6-01-29-390-610		

Rcvd Date	Batch Id	PO #	Vendor Item Description	Amount	Charge Account Description	Invoice Number	Contract
10/20/16	TERRY	16-01640	2 SEPT'16/SHARED COST OF COOLER	2.00	MISC 6-01-29-390-610		
10/20/16	TERRY	16-01640	3 SEP'16/WATER FOR MUNICIPAL BLD	20.93	MISC 6-01-26-310-280		
10/20/16	TERRY	16-01640	4 SEPT'16/SHARED COST OF COOLER	2.00	BUILDING & GROUNDS MAINTENANCE 6-01-26-310-280		
10/20/16	TERRY	16-01640	5 SEPT'16/WATER FOR DPW OFFICES	29.90	BUILDING & GROUNDS MAINTENANCE 6-01-26-310-280		
10/20/16	TERRY	16-01640	6 SEPT'16/COOLER RENTAL DPW	4.00	BUILDING & GROUNDS MAINTENANCE 6-01-26-310-280		
10/20/16	TERRY	16-01640	7 SEP'16/PLASTIC CUPS DPW OFFICE	3.29	BUILDING & GROUNDS MAINTENANCE 6-01-26-310-280		
			P.O. Total:	71.09			
10/20/16	TERRY	16-01641	0260 MR. JOHN, INC. 1 INV#5113349/SEPT'16/POTTY PARK	213.20	6-01-26-310-680 PARK MATERIALS	#5113349	
10/20/16	TERRY	16-01642	080631 SPOK, INC. 1 8/31/16 PAGER DPW 732-883-4853	0.29	6-07-55-502-235 ANSWERING SERVICE		
10/20/16	TERRY	16-01642	2 9/30-10/31 PAGER 732-883-4853	2.24	6-07-55-502-235 ANSWERING SERVICE		
			P.O. Total:	2.53			
10/20/16	TERRY	16-01645	0276 JERSEY CENTRAL POWER & LIGHT 1 9/3/16-10/4/16 PEAPACK ROAD	2.81	6-01-31-430-420 ELECTRICITY		
10/20/16	TERRY	16-01646	080780 MONMOUTH TELECOM - ACCT.#36329 1 INV#255830/SEPT'16/PHONE CALLS	1,311.11	6-01-31-440-915 TELEPHONE	#255830	
10/20/16	TERRY	16-01646	2 INV#255830/SEPT'16/PHONE CALLS	655.55	6-07-55-502-915 TELEPHONE	#255830	
			P.O. Total:	1,966.66			
10/20/16	TERRY	16-01647	080438 WHITE WATER, INC. 1 SEPT'16/ADMIN&OPERATING LABOR	3,376.29	6-07-55-502-406 BEDMINSTER PAYMENT	#70022385	
10/20/16	TERRY	16-01647	2 SEPT'16/INSURANCE EXPENSE	808.17	6-07-55-502-406 BEDMINSTER PAYMENT	#70022385	
10/20/16	TERRY	16-01647	3 SEPT'16/OPERATING EXPENSES	3,173.17	6-07-55-502-406 BEDMINSTER PAYMENT	#70022385	
			P.O. Total:	7,357.63			
10/20/16	TERRY	16-01650	0379 SKINNER, GREGORY J. 1 REIMBURSEMENT FOR AIR FARE	422.75	6-01-25-240-925		

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Borough of Peapack & Gladstone
Received P.O. Batch Listing By P.O. Number

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Rcvd Date	Batch Id	PO #	Vendor Item Description	Amount	Charge Account Description	Invoice Number	Contract
			Total for Batch: TERRY	<u>60,356.49</u>	TRAINING & EDUCATION		
			Total for Date: 10/20/16	Total for All Batches:	60,356.49		

Batch Id	Batch Total
Total for Batch: TERRY	60,356.49
Total of All Batches:	<u>60,356.49</u>

Totals by Year-Fund					
Fund Description	Fund	Budget Total	Revenue Total	G/L Total	Total
CURRENT YEAR APPROPRIATIONS:	6-01	39,822.54	0.00	0.00	39,822.54
SEWER OPERATING FUND	6-07	<u>10,573.14</u>	<u>0.00</u>	<u>0.00</u>	<u>10,573.14</u>
Year Total:		50,395.68	0.00	0.00	50,395.68
GENRAL CAPTAL FUND	C-04	5,140.00	0.00	0.00	5,140.00
GRANT FUND	G-01	480.85	0.00	0.00	480.85
GENERAL ESCROW TRUST:	T-12	460.00	0.00	0.00	460.00
RECREATION TRUST FUND:	T-13	595.00	0.00	0.00	595.00
DOG TRUST	T-14	3.60	0.00	0.00	3.60
OPEN SPACE TRUST SAVINGS ACCT	T-22	<u>754.80</u>	<u>0.00</u>	<u>0.00</u>	<u>754.80</u>
Year Total:		1,813.40	0.00	0.00	1,813.40
Total of All Funds:		<u>57,829.93</u>	<u>0.00</u>	<u>0.00</u>	<u>57,829.93</u>

Project Description	Project No.	Project Total
KDC SOLAR, LLC	2015-004	442.95
GIBSON, ELODIE & DAVID	2015-030	82.20
ST. ELIZABETH-ST. BRIGID CHURCH	2015-10	82.20
STULL, GENE & AIMEEBERtha	2016-003	175.60
VAN DOREN, DIANE	2016-004	574.83
M&N REALTY	2016-005	88.98
SUTTE, MATTHEW & ELIZABETH	2016-008	257.80
VILLA, NICHOLAS	2016-009	822.00
Total of All Projects:		<u>2,526.56</u>