



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

**MAY 28, 2019**

**7:00 PM - EXECUTIVE SESSION**

**7:30 PM - REGULAR MEETING**

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

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

**1. CALL TO ORDER**

**2. SUNSHINE NOTICE** – *Municipal Clerk reads the following statement:*

*“Pursuant to the Open Public Meetings Act, Adequate notice of 2019 Meeting Dates was published in the Courier News and Bernardsville News on December 13, 2018 and posted at the Municipal Complex and the Borough Library. Action may be taken.”*

**3. FLAG SALUTE**

**4. ROLL CALL**

**5. EXECUTIVE SESSION – RESOLUTION NO. 101-19** – *Authorization for Executive Session for Certain Specified Purposes – (1) Contract Negotiations - Affordable Housing*

**6. PUBLIC COMMENTS: 5 MINUTES PER PERSON – NON-AGENDA ITEMS**

*It is the policy of the Borough Council that all public comments on an issue shall be limited to five (5) minutes per person. Comments may be made on any Non-Agenda subject pertaining to Borough issues. Comments pertaining to Public Hearings should be saved for that section of the agenda. No debating between residents. Comments should be addressed to Mayor and Council at the public microphone.*

**7. READING AND APPROVAL OF MINUTES**

Regular Meeting May 14, 2019

Executive Session Meeting May 14, 2019

**8. OLD BUSINESS**

- Liberty Park Renovations – Funding

**9. NEW BUSINESS**

- Adding Old County DPW Site (Holland Road) to Recreation Open Space Inventory (ROSI)

**10. MISCELLANEOUS DISCUSSION/APPROVALS**

- Grow NJ Economic Development Incentive Program



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**11. ORDINANCES**

**INTRODUCTION OF ORDINANCE 1075-2019** – *An Ordinance Appropriating Certain Monies Held by the Borough of Peapack & Gladstone for the Paving of Various Streets Within the Borough*  
**Public Hearing on June 25, 2019 at 7:30pm**

**12. RESOLUTIONS**

**RESOLUTION NO. 102-19** – *Resolution Accepting Flag from the Somerset County Democratic LGBT Caucus in Celebration of LGBT Pride Month*

**RESOLUTION NO. 103-19** – *Resolution for Renewal of Plenary Retail Consumption, Distribution Liquor Licenses for the Period of July 1, 2019 to June 30, 2019*

**RESOLUTION NO. 104-19** – *Authorizing a Lease Agreement with John R. Vitale, D.M.D. for the Park House Located at 181 Main Street, Peapack, NJ 07977 for the Term June 1, 2019 to May 31, 2021*

**RESOLUTION NO. 105-19** – *Resolution to Reestablish Legislatively Expired Trails Committee as Sub-Committee under Environmental Commission*

**RESOLUTION NO. 106-19** – *Resolution Providing for the Insertion of a Special Item of Revenue in the 2019 Budget for the Click It or Ticket Enforcement Grant Pursuant to N.J.S.A. 40A:4-87 (Chapter 159 P.L. 1948)*

**RESOLUTION NO. 107-19** – *Resolution Providing for the Insertion of a Special Item of Revenue in the 2019 Budget for the Distracted Driving Crackdown Grant Pursuant to N.J.S.A. 40A:4-87 (Chapter 159 P.L. 1948)*

**RESOLUTION NO. 108-19** – *Resolution Providing for the Insertion of a Special Item of Revenue in the 2019 Budget for a Butterfly Garden at the Lime Kiln Pursuant to N.J.S.A. 40A:4-87 (Chapter 159 P.L. 1948)*

**RESOLUTION NO. 109-19** – *Resolution Authorizing Specific Payments that can be Made Outside of a Meeting*

**13. BILLS LIST**

**Resolution No. 110-19** – *Approval of Bills as signed and listed on the Bill Payment List*  
**Total Amount: \$659,233.69**



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**14. COUNCIL REPORTS**

Council President Corigliano & Councilman Sweeney  
Councilwoman Murphy & Councilman Caminiti  
Councilman Caminiti & Councilman Smith  
Councilman Smith & Councilwoman Murphy  
Councilman Sweeney & Councilwoman Dietrich  
Councilwoman Dietrich & Councilman Sweeney  
Mayor Skinner  
John Bruder, Borough Attorney  
Christopher Tietjen  
Mayor Skinner

Finance  
Sanitation & Sewer  
Borough Property  
Fire/First Aid Squad  
Police  
Roads & Transportation  
Zoning & Construction  
Legal  
Administrator's Report  
Mayor's Report

**15. PUBLIC COMMENTS – 3 MINUTES PER PERSON – AGENDA ITEMS ONLY**

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

16. **EXECUTIVE SESSION – RESOLUTION NO. 101-19 (IF NEEDED) – Authorization for Executive Session for Certain Specified Purposes – (1) Contract Negotiations - Affordable Housing**

**18. ADJOURNMENT**

**THE NEXT MEETING OF THE MAYOR & COUNCIL WILL BE HELD ON  
TUESDAY, JUNE 25, 2019 AT 7:30PM**

**RESOLUTION**

**BOROUGH OF PEAPACK & GLADSTONE, SOMERSET COUNTY, NEW JERSEY**

**RESOLUTION NO. 101-19**

**TITLE: AUTHORIZATION FOR EXECUTIVE SESSION FOR CERTAIN SPECIFIED PURPOSES**

**BE IT RESOLVED**, by the Mayor and Borough Council of the Borough of Peapack & Gladstone that in compliance with N.J.S.A. 10:4-7 et seq., this meeting will be closed to the public to discuss the following matters:

1. Contract Negotiations – Affordable Housing

The matters considered in this Executive Session can be released to the public when the reasons for discussing and acting on it in closed session no longer exist.

<b>Introduced</b>	<b>Seconded</b>	<b>Borough Council</b>	<b>Aye</b>	<b>Nay</b>	<b>Abstain</b>	<b>Absent</b>
		Gian-Paolo Caminiti				
		Mark Corigliano				
		Amy Dietrich				
		Jamie Murphy				
		Royal Smith				
		John Sweeney				

*IT IS HEREBY CERTIFIED THAT THE FOREGOING IS A TRUE AND CORRECT COPY OF A RESOLUTION ADOPTED BY THE BOROUGH COUNCIL OF THE BOROUGH OF PEAPACK & GLADSTONE AT A MEETING OF SAID COUNCIL HELD ON MAY 28, 2019.*

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NANCY A. BRETZGER  
BOROUGH CLERK

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GREGORY J. SKINNER  
MAYOR

**RESOLUTION**

**BOROUGH OF PEAPACK AND GLADSTONE, SOMERSET COUNTY, NEW JERSEY**

**RESOLUTION NO. 102-19**

**TITLE: RESOLUTION ACCEPTING FLAG FROM THE SOMERSET COUNTY DEMOCRATIC LGBT CAUCUS IN CELEBRATION OF LGBT PRIDE MONTH**

**WHEREAS**, the members of the LGBTQ+ community are an important part of the diversity of the Borough of Peapack & Gladstone community; and

**WHEREAS**, the Borough of Peapack & Gladstone is a welcoming community which prides itself in its diversity; and

**WHEREAS**, June is historically recognized as LGBT Pride month; and

**NOW, THEREFORE BE IT RESOLVED** that the Mayor and Borough Council of the Borough of Peapack & Gladstone, County of Somerset, State of New Jersey accepts the donation of a Rainbow Pride Flag from the Somerset County Democratic LGBT Caucus in Celebration of LGBT Pride month during the month of June 2019 and will display the flag in celebration.

<b>Introduced</b>	<b>Seconded</b>	<b>Borough Council</b>	<b>Aye</b>	<b>Nay</b>	<b>Abstain</b>	<b>Absent</b>
		Gian-Paolo Caminiti				
		Mark Corigliano				
		Amy Dietrich				
		Jamie Murphy				
		Royal Smith				
		John Sweeney				

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NANCY A. BRETZGER  
BOROUGH CLERK

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GREGORY J. SKINNER  
MAYOR

**RESOLUTION**

**BOROUGH OF PEAPACK AND GLADSTONE, SOMERSET COUNTY, NEW JERSEY**

**RESOLUTION NO. 103-19**

**TITLE: RESOLUTION FOR RENEWAL OF PLENARY RETAIL CONSUMPTION LIQUOR LICENSE FOR THE PERIOD OF JULY 1, 2019 TO JUNE 30, 2020**

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

**BE IT FURTHER RESOLVED**, that the Mayor and Council of the Borough of Peapack & Gladstone, County of Somerset, State of New Jersey, approve said licenses effective July 1, 2019.

Renewal Term: 07/01/2019 to 06/30/2020  
License Number: 1815-33-003-002  
License Type: Plenary Retail Consumption License  
Licensee: Essex Hunt Club, Inc.  
Licensee Mailing Address: PO Box 335, Peapack, NJ 07977  
Establishment: Essex Hunt Club, Inc.  
Address: 48 Holland Road, Peapack, NJ 07977

<b>Introduced</b>	<b>Seconded</b>	<b>Borough Council</b>	<b>Aye</b>	<b>Nay</b>	<b>Abstain</b>	<b>Absent</b>
		Gian-Paolo Caminiti				
		Mark Corigliano				
		Amy Dietrich				
		Jamie Murphy				
		Royal Smith				
		John Sweeney				

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NANCY A. BRETZGER  
BOROUGH CLERK

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GREGORY J. SKINNER  
MAYOR

**RESOLUTION**

**BOROUGH OF PEAPACK AND GLADSTONE, SOMERSET COUNTY, NEW JERSEY**

**RESOLUTION NO. 104-19**

**TITLE: AUTHORIZING A LEASE AGREEMENT WITH JOHN R. VITALE, D.M.D., FOR THE PARK HOUSE LOCATED AT 181 MAIN STREET, PEAPACK, NJ 07977 FOR THE TERM JUNE 1, 2019 TO MAY 31, 2021**

**WHEREAS**, John R. Vitale, D.M.D. has had a lease agreement with the Borough of Peapack and Gladstone for the rental of the Park House located at 181 Main Street, Peapack, NJ 07977 since 2007; and

**WHEREAS**, Dr. Vitale would like to continue to rent this property from the Borough; and

**WHEREAS**, Dr. Vitale agrees to the terms and conditions as set forth in the attached lease agreement; and

**NOW, THEREFORE, BE IT RESOLVED** that the Mayor and Council of the Borough of Peapack & Gladstone, County of Somerset, State of New Jersey does hereby authorize the Mayor and Borough Clerk to execute the lease for the rental of the Park House, 181 Main Street, Peapack, NJ 07977

<b>Introduced</b>	<b>Seconded</b>	<b>Borough Council</b>	<b>Aye</b>	<b>Nay</b>	<b>Abstain</b>	<b>Absent</b>
		Gian-Paolo Caminiti				
		Mark Corigliano				
		Amy Dietrich				
		Jamie Murphy				
		Royal Smith				
		John Sweeney				

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NANCY A. BRETZGER  
BOROUGH CLERK

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GREGORY J. SKINNER  
MAYOR

## RESOLUTION

BOROUGH OF PEAPACK AND GLADSTONE, SOMERSET COUNTY, NEW JERSEY

### RESOLUTION NO. 105-19

#### **TITLE: RESOLUTION TO REESTABLISH LEGISLATIVELY EXPIRED TRAILS COMMITTEE AS SUB-COMMITTEE UNDER ENVIRONMENTAL COMMISSION**

**WHEREAS**, the residents of the Borough of Peapack & Gladstone are desirous of having a comprehensive system of both local and regionally connected walking trails; and

**WHEREAS**, the Governing Body is actively interested in seeking various grant opportunities to expand our trail network; and

**WHEREAS**, the legislative predicate establishing our local Trails Committee expired in 203 (resolutions 072-07 and 046-10); and

**WHEREAS**, it is recommended that the above activity be re-established as a sub-committee under the existing Environmental Commission; and

**WHEREAS**, Ordinance No. 843, sect 2-43.1 provides basis for the assumption of Trails related activities under the Environmental Commission; and

**WHEREAS**, the Environmental Commission is very active, well-staffed, regularly meets and desirous of this charge;

**NOW, THEREFORE BE IT RESOLVED** that the Mayor and Borough Council of the Borough of Peapack & Gladstone, County of Somerset, State of New Jersey establishes a Trails Subcommittee is under the legal parameters of the Environmental Commission.



<b>Introduced</b>	<b>Seconded</b>	<b>Borough Council</b>	<b>Aye</b>	<b>Nay</b>	<b>Abstain</b>	<b>Absent</b>
		Gian-Paolo Caminiti				
		Mark Corigliano				
		Amy Dietrich				
		Jamie Murphy				
		Royal Smith				
		John Sweeney				

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 NANCY A. BRETZGER  
 BOROUGH CLERK

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 GREGORY J. SKINNER  
 MAYOR

DRAFT

**RESOLUTION**

**BOROUGH OF PEAPACK AND GLADSTONE, SOMERSET COUNTY, NEW JERSEY**

**RESOLUTION NO. 106-19**

**TITLE: RESOLUTION PROVIDING FOR THE INSERTION OF A SPECIAL ITEM OF REVENUE IN THE 2019 BUDGET FOR THE CLICK IT OR TICKET ENFORCEMENT GRANT PURSUANT TO N.J.S.A. 40A:4-87 (CHAPTER 159, P.L. 1948)**

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

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

**NOW THEREFORE BE IT RESOLVED** that the Borough of Peapack & Gladstone, County of Somerset, hereby requests the Director of the Division of Local Government Services to approve the insertion of items of revenue in the budget of the year 2019 in the sum of One Thousand Two Hundred Dollars and zero cents (\$1,200.00) which items are now available as a revenue from

2019 Click It or Ticket Grant      \$1,200.00

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

<b>Introduced</b>	<b>Seconded</b>	<b>Borough Council</b>	<b>Aye</b>	<b>Nay</b>	<b>Abstain</b>	<b>Absent</b>
		Gian-Paolo Caminiti				
		Mark Corigliano				
		Amy Dietrich				
		Jamie Murphy				
		Royal Smith				
		John Sweeney				

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NANCY A. BRETZGER  
BOROUGH CLERK

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GREGORY J. SKINNER  
MAYOR

**RESOLUTION**

**BOROUGH OF PEAPACK AND GLADSTONE, SOMERSET COUNTY, NEW JERSEY**

**RESOLUTION NO. 107-19**

**TITLE: RESOLUTION PROVIDING FOR THE INSERTION OF A SPECIAL ITEM OF REVENUE IN THE 2019 BUDGET FOR THE DISTRACTED DRIVING CRACKDOWN GRANT PURSUANT TO N.J.S.A. 40A:4-87 (CHAPTER 159, P.L. 1948)**

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

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

**NOW THEREFORE BE IT RESOLVED** that the Borough of Peapack & Gladstone, County of Somerset, hereby requests the Director of the Division of Local Government Services to approve the insertion of items of revenue in the budget of the year 2019 in the sum of Five Thousand Seven Hundred Twenty Dollars and zero cents (\$5,720.00) which items are now available as a revenue from

2019 Distracted Driving Crackdown Grant \$5,720.00

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

<b>Introduced</b>	<b>Seconded</b>	<b>Borough Council</b>	<b>Aye</b>	<b>Nay</b>	<b>Abstain</b>	<b>Absent</b>
		Gian-Paolo Caminiti				
		Mark Corigliano				
		Amy Dietrich				
		Jamie Murphy				
		Royal Smith				
		John Sweeney				

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NANCY A. BRETZGER  
BOROUGH CLERK

\_\_\_\_\_  
GREGORY J. SKINNER  
MAYOR

**BOROUGH OF PEAPACK AND GLADSTONE**

**RESOLUTION NO. 108-19**

**TITLE: RESOLUTION PROVIDING FOR THE INSERTION OF A SPECIAL ITEM OF REVENUE IN THE 2019 BUDGET FOR A BUTTERFLY GARDEN AT THE LIME KILN PURSUANT TO N.J.S.A. 40A:4-87 (CHAPTER 159, P.L. 1948)**

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

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

**NOW, THEREFORE, BE IT RESOLVED** that the Borough of Peapack and Gladstone, County of Somerset, hereby requests the Director of the Division of Local Government Services to approve the insertion of items of revenue in the budget of the year 2019 in the sum of Five Hundred Dollars and zero cents (\$500.00) which items are now available as a revenue from

Butterfly Garden at the Lime Kiln Grant	\$500.00
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**BE IT FURTHER RESOLVED** that one certified copy of this Resolution together with a certification from the Borough Treasurer, that funds have already been awarded by the Garden Club of Somerset Hills Community Grant Program, be filed with the Director of the Division of Local Government Services.

Introduced	Seconded	Borough Council	Aye	Nay	Abstain	Absent
		Gian-Paolo Caminiti				
		Mark Corigliano				
		Amy Dietrich				
		Jamie Murphy				
		Royal Smith				
		John Sweeney				

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NANCY A. BRETZGER  
BOROUGH CLERK

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GREGORY J. SKINNER  
MAYOR

DRAFT

**RESOLUTION**

**BOROUGH OF PEAPACK AND GLADSTONE, SOMERSET COUNTY, NEW JERSEY**

**RESOLUTION NO. 109-19**

**TITLE: RESOLUTION AUTHORIZING SPECIFIC PAYMENTS THAT CAN BE MADE OUTSIDE OF A MEETING**

**WHEREAS**, from time to time, there is a necessity to issue payment from the Borough outside of a scheduled Mayor & Council meeting; and

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

1. That the Chief Financial Officer has authority to:
  - a. Issue payments for payroll, debt service, utilities, school taxes, county taxes, postage, state and county agencies and insurance costs
  - b. Issue payments for all other bills that require payment outside of a Council meeting provided it contains the signature of approval from at least one Finance Committee member.
2. The Mayor and all other officials of the Borough of Peapack & Gladstone are hereby directed and authorized to take any and all necessary and appropriate actions to carry out the subject and intent of this Resolution.
3. This Resolution shall take effect immediately upon passage and publication in accordance with law, if required

<b>Introduced</b>	<b>Seconded</b>	<b>Borough Council</b>	<b>Aye</b>	<b>Nay</b>	<b>Abstain</b>	<b>Absent</b>
		Gian-Paolo Caminiti				
		Mark Corigliano				
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		Jamie Murphy				
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NANCY A. BRETZGER  
BOROUGH CLERK

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GREGORY J. SKINNER  
MAYOR

**RESOLUTION**

**BOROUGH OF PEAPACK & GLADSTONE, SOMERSET COUNTY, NEW JERSEY**

**RESOLUTION NO. 110-19**

**Payment of Claims (Posted)**

**WHEREAS**, The Borough Council of the Borough of Peapack & Gladstone has received bills to be paid as listed; and

**WHEREAS**, The Chief Financial Officer and the Borough Administrator have reviewed these bills and have certified that these bills represent goods and/or services received by the Borough, that these are authorized and budgeted expenditures and that sufficient funds are available to pay these bills;

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Council of the Borough of Peapack & Gladstone, in the County of Somerset and State of New Jersey hereby:

1. That these bills are hereby authorized for payment; and
2. That checks in the proper amounts are prepared and that necessary bookkeeping entries are made; and
3. That the proper Borough Officials are authorized to sign the checks.

Introduced	Seconded	Borough Council	Aye	Nay	Abstain	Absent
		Gian-Paolo Caminiti				
		Mark Corigliano				
		Amy Dietrich				
		Jamie Murphy				
		Royal Smith				
		John Sweeney				

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NANCY A. BRETZGER  
BOROUGH CLERK

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GREGORY J. SKINNER  
MAYOR