



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



**AUGUST 20, 2019
7:00 PM 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

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. 139-19 – *Authorization for Executive Session for Certain Specified Purposes (1) Contract Negotiations – (A) Affordable Housing (B) DPW Teamsters*

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. SWEARING IN OF SPECIAL CLASS II POLICE OFFICER MICHAEL CALAFIORE

8. READING AND APPROVAL OF MINUTES

Regular Meeting July 30, 2019

Executive Session Meeting July 30, 2019

9. OLD BUSINESS

10. NEW BUSINESS

11. MISCELLANEOUS DISCUSSION/APPROVALS

- Facilities Usage Application from Boy Scouts of America – Patriot’s Path Council for use of Komline Park on October 12 and October 21, 2019
- Facilities Usage Application from Peapack Gladstone Fire Department for use of Liberty Park and Closure of Park Avenue for Annual Car Show September 28, 2019
- Draft Ordinance for Energy Aggregation Program



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12. ORDINANCES

PUBLIC HEARING FOR ORDINANCE 1077-2019 – *An Ordinance Appropriating Certain Monies Held by the Borough of Peapack & Gladstone for the Purchase of Office Furniture*

INTRODUCTION OF ORDINANCE 1074-2019 – *An Ordinance Repealing Chapter IX, "Personnel Policies" of the Borough Code of the Borough of Peapack & Gladstone, County of Somerset, State of New Jersey*

13. RESOLUTIONS

RESOLUTION NO. 140-19 – *Resolution to Enter Into an Agreement with Apgar Associates for Surveying & Engineering Services for Survey of Block 29, Lots 11, 15 \$ 15.01 (Brook Street & Railroad Avenue)*

RESOLUTION NO. 141-19 – *Award of Bid for the Liberty Park Test Well to Samuel Stothoff Company for \$43,075.00*

RESOLUTION NO. 142-19 – *Resolution to Enter Into a Professional Service Agreement with Carter VanDyke Associates for the Design, Bid Documents & Construction Management of Liberty Park Renovations*

RESOLUTION NO. 143-19 – *Approving an Alcoholic Beverage commission Social Affairs Permit from Essex Fox Hounds for the Essex Fox Hounds Masters' Chase for the Benefit of the Countryside Alliance of Somerset Hills, a NJ NonProfit on October 5, 2019*

RESOLUTION NO. 144-19 *Resolution Accepting a Resignation Letter from Adriana McKenna, Tax Assessor Secretary*

RESOLUTION NO. 145-19 – *Authorizing Execution of a Memorandum of Understanding Between the Borough of Peapack & Gladstone and Affordable Housing Developer, The Alpert Group*

RESOLUTION NO. 147-19 – *Resolution Approving the Corrective Action Plan for the 2018 Audit*

14. BILLS LIST

Resolution No. 146-19 – *Approval of Bills as signed and listed on the Bill Payment List*

Total Amount: \$1,552,049.81

15. 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

Finance

Sanitation & Sewer

Borough Property

Fire/First Aid Squad

Police

Roads & Transportation

Zoning & Construction

Legal

Administrator's Report



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Mayor Skinner

Mayor's Report

16. 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.

17. EXECUTIVE SESSION – RESOLUTION NO. 139-19 (IF NEEDED) – AUTHORIZATION FOR EXECUTIVE SESSION FOR CERTAIN SPECIFIED PURPOSES – (1) CONTRACT NEGOTIATIONS – (A) Affordable Housing (B) DPW Teamsters

18. ADJOURNMENT

**THE NEXT MEETING OF THE MAYOR & COUNCIL WILL BE HELD ON
TUESDAY, SEPTEMBER 10, 2019 AT 7:30PM**

RESOLUTION

BOROUGH OF PEAPACK & GLADSTONE, SOMERSET COUNTY, NEW JERSEY

RESOLUTION NO. 139-19

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 – (A) Affordable Housing (B) DPW Teamsters

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.

Introduced	Seconded	Borough Council	Aye	Nay	Abstain	Absent
		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 AUGUST 20, 2019.

NANCY A. BRETZGER
BOROUGH CLERK

GREGORY J. SKINNER
MAYOR

RESOLUTION

BOROUGH OF PEAPACK AND GLADSTONE, SOMERSET COUNTY, NEW JERSEY

RESOLUTION NO. 140-19

TITLE: RESOLUTION TO ENTER INTO AN AGREEMENT WITH APGAR ASSOCIATES FOR SURVEYING & ENGINEERING SERVICES FOR SURVEY OF BLOCK 29, LOTS 11, 15 & 15.01 (BROOK STREET & RAILROAD AVENUE)

WHEREAS, the Borough of Peapack and Gladstone has a need for a Survey for Bridge Site on Block 29, Lots 11, 15 & 15.01 – Brook Street and Railroad Avenue; and

WHEREAS, there was a review of the proposal received and it covered all the needs for the Borough for the professional work needed for the Survey; and

NOW, THEREFORE BE IT RESOLVED, by the Borough Council of the Borough of Peapack and Gladstone that the Borough award the work to Apgar Associates in an amount not to exceed \$6,400.00.

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

GREGORY J. SKINNER
MAYOR

RESOLUTION

BOROUGH OF PEAPACK & GLADSTONE, SOMERSET COUNTY, NEW JERSEY

RESOLUTION NO. 141-19

TITLE: AWARD OF BID FOR THE LIBERTY PARK TEST WELL TO SAMUEL STOTHOFF COMPANY FOR \$43,075.00

WHEREAS, the Borough of Peapack & Gladstone received the following bid on Wednesday, July 31, 2019, at 10:00am for the Liberty Park Test Well

Samuel Stothoff Company, Inc. Flemington, NJ	\$43,075.00
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WHEREAS, the Borough Attorney reviewed all documents submitted and found them to be satisfactory and it is the recommendation of the Borough Engineer and Borough Administrator to award the contract to Samuel Stothoff Company, Inc., Flemington, NJ in the amount of \$43,075.00; and

WHEREAS, a certification affirming the availability of funds in accordance with N.J.A.C. 5:34-5.1 et seq. has been provided by the Chief Financial Officer and is attached hereto and made a part hereof, indicating that the appropriation for the within expenditure is to be funded from the Capital Ordinance 1046-2017;

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Peapack & Gladstone, County of Somerset, State of New Jersey that the contract be awarded to Samuel Stothoff Company, Inc. in the amount of \$43,075.00 in accordance with the terms of the contract.

BE IT FURTHER RESOLVED that the Mayor and Borough Clerk are hereby authorized to sign any and all documents for said contract.

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

GREGORY J. SKINNER
MAYOR

RESOLUTION

BOROUGH OF PEAPACK & GLADSTONE, SOMERSET COUNTY, NEW JERSEY

RESOLUTION NO. 142-19

TITLE: AWARD OF CONTRACT – LANDSCAPE ARCHITECT FOR IMPROVEMENTS TO LIBERTY PARK

WHEREAS, the Borough of Peapack & Gladstone, wish to make improvements to Liberty Park; and

WHEREAS, the Borough has received a proposal from Carter Van Dyke Associates, Inc. for the improvements to Liberty Park; and

WHEREAS, such award shall be made as a non-fair and open contract pursuant to the provisions of N.J.S.A. 19:44A-20.5; and

WHEREAS, Carter Van Dyke, Inc., Landscape Architects, has submitted a proposal indicating they will provide professional landscape architectural and construction administration services to the municipality in accordance with the compensation describe hereinabove; and

WHEREAS, Carter Van Dyke, Inc., Landscape Architects, completed and submitted a Business Entity Disclosure Certification which certifies that Carter Van Dyke, Landscape Architects has not made any reportable contributions to a political or candidate committee in the name of Gregory J. Skinner, Gian-Paolo Caminiti, Mark Corigliano, Amy Dietrich, Jamie Murphy, Royal Smith and/or John Sweeney in the previous one year; and

WHEREAS, a certification affirming the availability of funds in accordance with N.J.A.C. 5:34-5.1 et seq. has been provided by the Director of Finance and is attached hereto and made a part hereof, indicating that the appropriation for the within expenditure is to be funded from the either Ordinance 1046 – Improvements to Liberty Park Pond, Open Space Trust Fund or the Capital Improvement Fund and the determination will be made by the finance committee; and

WHEREAS, the Local Public Contracts Law (N.J.S.A. 40A:11-1 et seq) requires the resolution authorizing the award of contract for “Professional Services,” without competitive bids and the contract itself, must be made for public inspection.

NOW, THEREFORE, BE IT RESOLVED, by the Borough Council of the Borough of Peapack and Gladstone, County of Somerset and State of New Jersey that it hereby authorizes the Borough to enter into a contract with Carter Van Dyke, Landscape Architects as described hereinabove for an amount not to exceed \$90,000.00.

BE IT FURTHER RESOLVED, that this Contract is awarded without competitive bidding as a “Professional Service” in accordance with N.J.S.A. 40A:11-5(1)(a) of the Local Public Contracts Law because these services are rendered or performed by a person authorized by law to practice a recognized profession.

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

GREGORY J. SKINNER
MAYOR

RESOLUTION

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

RESOLUTION NO. 143-19

TITLE: APPROVING AN ALCOHOLIC BEVERAGE COMMISSION SOCIAL AFFAIRS PERMITS FROM ESSEX FOX HOUNDS FOR THE ESSEX FOX HOUNDS MASTERS' CHASE FOR THE BENEFIT OF THE COUNTRYSIDE ALLIANCE OF SOMERSET HILLS, A NJ NONPROFIT ON OCTOBER 5, 2019

WHEREAS, applications have been submitted to the NJ State Alcoholic Beverage Commission (ABC) for a special permit liquor license for a social affair to be held on October 5, 2019 at Natirar Somerset County Park 2 Main Street, Gladstone, NJ 07934; and

WHEREAS, the Officer in Charge has reviewed said application and has recommended that the application be approved;

NOW, THEREFORE BE IT RESOLVED by the Mayor and Council of the Borough of Peapack & Gladstone, County of Somerset, State of New Jersey, that the license issuing authority of this municipality has no objection to the granting of special affairs permit herein applied for and consents thereto and further certifies that the issuance of said permit is not contrary to any local ordinance, resolution, regulation or policy which would prohibit same and further certifies that not more than twenty-five special permits have been authorized for these premises during the calendar year.

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

GREGORY J. SKINNER
MAYOR

RESOLUTION

BOROUGH OF PEAPACK AND GLADSTONE, SOMERSET COUNTY, NEW JERSEY

RESOLUTION NO. 144-19

TITLE: RESOLUTION ACCEPTING A RESIGNATION LETTER FROM ADRIANA MCKENNA, ASSISTANT TO THE TAX ASSESSOR

WHEREAS, Borough employee Adriana McKenna tendered a letter of resignation effective August 15, 2019 leaving her position of Tax Assessor Secretary; 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 accept the letter of resignation from Adriana McKenna and wish her well in her future endeavors.

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

GREGORY J. SKINNER
MAYOR

**BOROUGH OF PEAPACK AND GLADSTONE
RESOLUTION NO. 145-19**

TITLED: AUTHORIZING EXECUTION OF A MEMORANDUM OF UNDERSTANDING BETWEEN THE BOROUGH OF PEAPACK AND GLADSTONE AND AFFORDABLE HOUSING DEVELOPER, THE ALPERT GROUP

WHEREAS, the Borough of Peapack and Gladstone has certain legal responsibilities with respect to affordable housing within the Borough, which responsibilities arise by virtue of various New Jersey Supreme Court decisions on the subject; and

WHEREAS, in an effort to fulfill those obligations, the Borough previously acquired a tract of land within the Borough known as the Smith property, with at least one of its predominant purposes to assist the Borough in fulfilling its affordable housing obligations; and

WHEREAS, the Borough has undertaken efforts to contract with a developer for the construction of twenty (20) affordable housing units on the Smith property, and more specifically has commenced negotiations with developer, The Alpert Group, for the aforesaid purposes; and

WHEREAS, the Borough Council of the Borough of Peapack and Gladstone believes it to be in the best interests of the Borough and its residents to memorialize certain terms of understanding in a written memorandum (hereinafter "Memorandum of Understanding" or "MOU") as between the Borough and The Alpert Group in order to explore the potential retention of The Alpert Group for the development of the referenced affordable housing units; and

WHEREAS, Municipal Counsel to the Borough has reviewed said Memorandum of Understanding and has recommended the MOU to the Borough Council for its review and consideration, and the Borough Council having considered same;

NOW THEREFORE BE IT RESOLVED by the Borough Council of the Borough of Peapack and Gladstone that the Mayor be and is hereby authorized and directed to execute the Memorandum of Understanding between the Borough of Peapack and Gladstone and The Alpert Group for exploration of a more formal agreement for the development of affordable housing units on the Smith property;

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

GREGRORY J. SKINNER
MAYOR

DRAFT

RESOLUTION

BOROUGH OF PEAPACK & GLADSTONE, SOMERSET COUNTY, NEW JERSEY

RESOLUTION NO. 146-19

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

GREGORY J. SKINNER
MAYOR

RESOLUTION

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

RESOLUTION NO. 147-19

TITLE: RESOLUTION APPROVING THE CORRECTIVE ACTION PLAN FOR THE 2018 AUDIT

WHEREAS, the Borough of Peapack & Gladstone Mayor & Council is in receipt of the 2018 Report of Audit for the period ending December 31, 2018; and

WHEREAS, the Mayor and Council formally accepted said audit document on July 30, 2019; and

WHEREAS, it is necessary to develop and obtain Mayor and Council approval of an Audit Corrective Action Plan; and

WHEREAS, said plan must be approved and filed within sixty (60) days of formal notice.

NOW, THEREFORE BE IT RESOLVED by the Mayor and Council of the Borough of Peapack & Gladstone, County of Somerset, State of New Jersey, that the required Audit Corrective Action Plan, having been prepared and submitted by the Chief Financial Officer, is hereby approved and further that said plan document be placed on file and made available for public inspection in the Office of the Borough Clerk.

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

GREGORY J. SKINNER
MAYOR