



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



**OCTOBER 8, 2019**

**6:30 PM - EXECUTIVE SESSION**

**7:30 PM – REGULAR MEETING**

**Location: Borough Hall Council Chambers, 1 School St. Peapack, NJ 07977**

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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. 163-19** – *Authorization for Executive Session for Certain Specified Purposes – (1) Contract Negotiations (a) Farmland Preservation Acquisition (b) DPW Teamsters (c) Police Department (2) Litigation (a) Oster vs. Borough of Peapack & Gladstone*
  
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 September 24, 2019
  
8. **ORDINANCES**  
**PUBLIC HEARING FOR ORDINANCE 1078-2019** – *An Ordinance of the Borough of Peapack & Gladstone Establishing an Electric and/or Natural Gas Aggregation Program*  
**INTRODUCTION OF ORDINANCE 1081-2019** – *An Ordinance to Amend and Supplement Chapter XXIII, Article IX, Titled “Affordable Housing”*
  
9. **OLD BUSINESS**
  - Liberty Park Renovations
  - Borough CERT Team Ordinance
  
10. **NEW BUSINESS**
  
11. **MISCELLANEOUS DISCUSSION/APPROVALS**



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**12. RESOLUTIONS**

**RESOLUTION NO. 164-19** – *Appointing Randy Bahr as Tax Collector for the Borough of Peapack & Gladstone*

**RESOLUTION NO. 165-19** – *Resolution Adopting Accessory Apartment and Housing Rehabilitation Program Manuals*

**13. BILLS LIST**

**RESOLUTION NO. 166-19** – *Approval of Bills as signed and listed on the Bill Payment List*  
**Total Amount: \$215,357.49**

**14. 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.*

**15. EXECUTIVE SESSION – RESOLUTION NO. 163-19 (IF NEEDED)** – *Authorization for Executive Session for Certain Specified Purposes – (1) Contract Negotiations (a) Farmland Preservation Acquisition (b) DPW Teamsters (c) Police Department (2) Litigation (a) Oster vs. Borough of Peapack & Gladstone*

**16. ADJOURNMENT**

**THE NEXT MEETING OF THE MAYOR & COUNCIL WILL BE HELD ON  
TUESDAY, OCTOBER 22, 2019 AT 7:30PM**

**RESOLUTION**

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

**RESOLUTION NO. 163-19**

**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) Farmland Preservation Acquisition (B) DPW Teamsters (C) Police Department
2. Litigation – Oster vs. Borough of Peapack & Gladstone

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 OCTOBER 8, 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. 164-19**

**TITLE: APPOINTING RANDY BAHR AS TAX COLLECTOR FOR THE BOROUGH OF PEAPACK & GLADSTONE**

**WHEREAS**, the Chief Financial Officer/Tax Collector Mary Robinson will be retiring on December 31, 2019 with her last day of work being July 12, 2019; and

**WHEREAS**, Randy Bahr has been interviewed by the Personnel Committee and the Administrator; and

**WHEREAS**, it is the recommendation of the Personnel Committee and Administrator to hire Randy Bahr as the Tax Collector; 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 hereby authorize the hiring of Randy Bahr at \$5,000.00 annual with no benefits retro-active to October 1, 2019.

<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

**BOROUGH OF PEAPACK & GLADSTONE**

**RESOLUTION NO. 165-19**

**TITLE: RESOLUTION ADOPTING ACCESSORY APARTMENT AND HOUSING REHABILITATION PROGRAM MANUALS**

**WHEREAS**, pursuant to In re N.J.A.C. 5:96 and 5:97, 221 N.J. 1 (2015)(Mount Laurel IV.), the Borough of Peapack Gladstone (hereinafter "Peapack Gladstone" or the "Borough") filed a Declaratory Judgment Complaint on July 8, 2015 in Superior Court, Law Division seeking, among other things, a judicial declaration that its Housing Element and Fair Share Plan, to be amended as necessary, satisfies its "fair share" of the regional need for low and moderate income housing pursuant to the "Mount Laurel doctrine;" and

**WHEREAS**, the Borough simultaneously sought, and ultimately secured, a protective order providing Peapack Gladstone immunity from all exclusionary zoning lawsuits while it pursued approval of its Housing Element and Fair Share Plan, which remains in full force and effect; and

**WHEREAS**, the Court also appointed Judge Peter A. Buchsbaum (retired), as the Special Court Master (hereinafter the "Court Master"), as is customary in Mount Laurel matters adjudicated in the courts; and

**WHEREAS**, with assistance from the Court Master, the Borough and Fair Share Housing Center (hereinafter "FSHC") engaged in good faith negotiations, which resulted in the entering into of a Settlement Agreement between the Borough and FSHC on April 25, 2018; and

**WHEREAS**, a Fairness Hearing was held on June 14, 2018, at which time the FSHC Settlement Agreement was approved by the Honorable Judge Thomas C. Miller, presiding; and

**WHEREAS**, as per the terms of the April 25, 2018 FSHC Settlement Agreement and regulations of the Fair Housing Act the Borough is required to adopt a Spending Plan; and

**WHEREAS**, the Borough has prepared a manual for both the Accessory Apartment Program and Housing Rehabilitation Program consistent with P.L. 2008, c. 46, Council on Affordable Housing (COAH) regulations and the Settlement Agreement entered into between the Borough of Peapack Gladstone and FSCH; and

**NOW THEREFORE BE IT RESOLVED**, by the Borough of Peapack & Gladstone, that it does hereby adopt the Spending Plan attached hereto.

<b>Introduced</b>	<b>Seconded</b>	<b>Borough Council</b>	<b>Aye</b>	<b>Nay</b>	<b>Abstain</b>	<b>Absent</b>
		GianPaolo Caminiti				
		Mark Corigliano				
		Amy Dietrich				
		Jamie Murphy				
		Roy Smith				
		John Sweeney				

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NANCY A. BRETZGER  
BOROUGH CLERK

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GREGORY SKINNER  
MAYOR

**RESOLUTION**

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

**RESOLUTION NO. 166-19**

**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