

# BOROUGH OF PEAPACK AND GLADSTONE

---

CLERK/REGISTRAR  
ASSISTANT ADMINISTRATOR

TELEPHONE: 908-234-2250  
FAX: 908-781-0042

1 SCHOOL STREET  
P.O. BOX 218  
PEAPACK, NJ 07977

October 13, 2020

## **The Borough Council Meeting of October 13, 2020 will be held virtually through Go To Meeting The meeting starts at 7:00PM**

You can access the meeting with information below:

**Please join the meeting from your computer, tablet or smartphone.**

<https://global.gotomeeting.com/join/400652957>

**You can also dial in using your phone.**

United States: [+1 \(571\) 317-3112](tel:+15713173112)

**Access Code:** 400-652-957

We ask that you are patient with us during this process as this is new to all of us involved. To make this new process work as efficiently as possible we have drafted a procedure to follow:

1. Mayor Skinner will start the meeting. The Mayor will read a statement asking for patience with this process and telling everyone to mute his or her phone until public comment.
2. Members of the Council will announce who they are before they begin speaking.
3. Please be respectful of this process so we can clearly identify each other and don't talk over one another as this makes it very difficult for all to hear and understand
4. When the meeting is opened to the public, please state your name and address for the record



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



**OCTOBER 13, 2020**

**6:00 PM – EXECUTIVE SESSION**

**7:00 PM – REGULAR MEETING**

**Location: Electronically via the GOTO Meeting Conferencing Service.**

---

*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 2020 Meeting Dates was published in the Courier News and Bernardsville News on December 5, 2019 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. 176-20** – *Authorization for Executive Session for Certain Specified Purposes – (1) N.J.S.A. 10:4-12b(6) – Tactics and techniques utilized in protecting the safety and property of the public, provided that their disclosure could impair that protection, or investigations of violations or possible violations of the law (2) Pending or Anticipated Litigation*

**6. MAYOR’S UPDATE ON COVID-19**

**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. OLD BUSINESS**

**9. NEW BUSINESS**

- Recreation Halloween Parade

**10. MISCELLANEOUS DISCUSSION/APPROVALS**

- Presentation on Rebranding Initiative for the Borough (Council President Corigliano and Councilwoman Dietrich)
- Facilities Usage Application from Imperial Brass Band for use of Liberty Park on Tuesday, October 20, 2020 and Tuesday, October 27, 2020 from 4:00pm – 7:00pm for Concerts (Brass band in the British tradition)



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



**OCTOBER 13, 2020**

**6:00 PM – EXECUTIVE SESSION**

**7:00 PM – REGULAR MEETING**

**Location: Electronically via the GOTO Meeting Conferencing Service.**

---

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

**11. READING AND APPROVAL OF MINUTES**

Regular Meeting September 8, 2020

Regular Meeting September 22, 2020

Executive Session Meeting September 22, 2020

**12. ORDINANCES**

**INTRODUCTION OF ORDINANCE 1094-2020** – *An Ordinance to Amend Chapter XXIII, Article IV, Titled “Land Development Ordinance” of the Revised General Ordinances of the Borough of Peapack and Gladstone by Amending Section 23-39.5, Affordable Housing District, AH Zone, and to Amend Chapter XXIII, Article XI, Titled “Mixed-Use Affordable Housing Zone” by Amending Section 23-95.11*

**PUBLIC HEARING WILL BE ON NOVEMBER 10, 2020 AT 7:00PM**

**13. RESOLUTIONS**

**RESOLUTION NO. 177-20** – *Resolution Accepting a Retirement Letter from James Fonzino, Fire Sub-Code Official/Fire Official*

**RESOLUTION NO. 178-20** – *Resolution Accepting a Resignation Letter from Elizabeth Peterson, Deputy Clerk/Registrar*

**RESOLUTION NO. 179-20** – *Resolution Authorizing the Hiring of Seasonal Employees for 2020 Fall Basketball Season as Referees and Scorekeepers*

**RESOLUTION NO. 180-20** – *Resolution to Appoint Justin R. Dietrich as a Department of Public Works Laborer in the Amount of \$38,000.00*

**RESOLUTION NO. 181-20** – *Resolution to Appoint Logan D. Weimer as a Department of Public Works Laborer in the Amount of \$38,000.00*

**RESOLUTION NO. 182-20** – *Resolution Authorizing the Borough of Peapack & Gladstone Council to Fix and Determine Annual Salaries, Wages or Compensation to be Paid to the Department of Public Works Employees of the Borough of Peapack & Gladstone*

**RESOLUTION NO. 183-20** – *Resolution Accepting Donation of \$75,532.57 from Dr. Caesar DePaco, CEO and Founder of Summit Nutritionals International for the Purchase of a Fully Equipped Ford F150 Police Vehicle*

**RESOLUTION NO. 184-20** – *Resolution to Authorize Execution of a Tolling Agreement with Property Owners GH-HHF LLC (Putnam L. Crafts, Jr., Sole Member) and Gladstone 12 LLC (Gregory Savetierre, Sole Member)*

**RESOLUTION NO. 185-20** – *Resolution to Enter into an Agreement with Marquee Consulting Alliance for the Purpose of a Rebranding Effort of the Borough with Logo, Tag Line, Signage Design and Letterhead*



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



**OCTOBER 13, 2020**

**6:00 PM – EXECUTIVE SESSION**

**7:00 PM – REGULAR MEETING**

**Location: Electronically via the GOTO Meeting Conferencing Service.**

---

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

**RESOLUTION NO. 186-20** – Resolution of the Borough of Peapack & Gladstone, Authorizing the Borough of Peapack & Gladstone Land Use Board to Undertake a Preliminary Investigation to Determine whether the Proposed Study Area, which includes Block 22, Lot 13 and Block 20, Lot 5 – Lackawanna Street, for Classification as an Area in Need of Non-Condensation Redevelopment Pursuant to N.J.S.A. 40A:12A et. seq.

**RESOLUTION NO. 188-20** – Resolution for Authorization for the NJ Coronavirus Relief Fund Application

**14. BILLS LIST**

**Resolution No. 187-20** – Approval of Bills as signed and listed on the Bill Payment List  
**Total Amount: \$756,905.36**

**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. ADJOURNMENT**

**THE NEXT MEETING OF THE MAYOR & COUNCIL WILL BE HELD ON  
TUESDAY, OCTOBER 27, 2020 AT 7:00PM**

**RESOLUTION**

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

**RESOLUTION NO. 176-20**

**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. 10:4-12b et seq., this meeting will be closed to the public to discuss the following matters:

1. N.J.S.A. 10:4-12b(6) – Tactics and techniques utilized in protecting the safety and property of the public, provided that their disclosure could impair that protection, or investigations of violations or possible violations of the law
2. Pending or Anticipated Litigation

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 13, 2020.*

---

NANCY A. BRETZGER  
BOROUGH CLERK

---

GREGORY J. SKINNER  
MAYOR

**RESOLUTION**

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

**RESOLUTION NO. 177-20**

**TITLE: RESOLUTION ACCEPTING A RETIREMENT LETTER FROM JAMES FONZINO, FIRE OFFICIAL/FIRE SUB-CODE OFFICIAL**

**WHEREAS**, Borough employee James Fonzino has tendered a letter of retirement effective December 1, 2020 leaving his position of Fire Official/Fire Sub-Code Official;

**NOW, THEREFORE BE IT RESOLVED** that the Mayor and Borough Council of the Borough of Peapack & Gladstone, County of Somerset, State of New Jersey want to thank James Fonzino for his dedicated work ethic for the last 17 years as the Borough’s Fire Official/Fire Sub-Code Official and wish him well in his retirement.

**BE IT FURTHER RESOLVED**, that the Borough Administrator is hereby authorized to advertise to fill the position of Fire Official/Fire-Sub Code Official

<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 13, 2020.*

---

NANCY A. BRETZGER  
BOROUGH CLERK

---

GREGORY J. SKINNER  
MAYOR

**RESOLUTION**

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

**RESOLUTION NO. 178-20**

**TITLE: RESOLUTION ACCEPTING A RESIGNATION LETTER FROM ELIZABETH PETERSON, DEPUTY CLERK/REGISTRAR**

**WHEREAS**, Borough employee Elizabeth Peterson tendered a letter of resignation effective October 9, 2020 leaving her position of Deputy Clerk/Registrar; 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 Elizabeth Peterson and wish her well in her future endeavors.

**BE IT FURTHER RESOLVED**, that the Borough Administrator is hereby authorized to advertise to fill the position of Deputy Clerk/Registrar

<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 13, 2020.*

---

NANCY A. BRETZGER  
BOROUGH CLERK

---

GREGORY J. SKINNER  
MAYOR

**RESOLUTION**

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

**RESOLUTION NO. 179-20**

**TITLE: RESOLUTION AUTHORIZING THE HIRING OF SEASONAL EMPLOYEES FOR 2020 FALL BASKETBALL SEASON**

**WHEREAS**, the Recreation Department is running a Fall Basketball Program for grades 3 thru 8 in conjunction with Bernardsville and Bedminster Recreation Departments on Saturday afternoons from September 12 – October 31, 2020; and

**WHEREAS**, there is a need for referees and scorekeepers for these games; and

**WHEREAS**, the recreation department would like to hire the following individuals to referee and keep the scores at these games;

Elizabeth Simpson	\$10.30/hour
Taejin Beckerman	\$10.30/hour

**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 above listed are hereby hired as seasonal employees of the Recreation Department in the Borough of Peapack & Gladstone, with an effective starting date of September 12, 2020 and ending around October 31, 2020.

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 OCTOBER 13, 2020.*

\_\_\_\_\_  
NANCY A. BRETZGER  
BOROUGH CLERK

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



**RESOLUTION**

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

**RESOLUTION NO. 180-20**

**TITLE: RESOLUTION TO APPOINT JUSTIN R. DIETRICH AS A DEPARTMENT OF PUBLIC WORKS LABORER IN THE AMOUNT OF \$38,000.00**

**WHEREAS**, the Borough Department of Public Works has expressed a need to replace two (2) laborers who have left the Borough during 2020; and

**WHEREAS**, Justin R. Dietrich has expressed an enthusiastic attitude to learn and work with the Department of Public Works; and

**WHEREAS**, the Director of Public Works and the DPW Supervisor recommend Justin R. Dietrich to be hired to fill the aforesaid position; and

**WHEREAS**, the Mayor and Council concurs with that recommendation.

**NOW, THEREFORE BE IT RESOLVED** by the Mayor and Council of the Borough of Peapack & Gladstone, County of Somerset, State of New Jersey that Justin R. Dietrich is hereby appointed as a laborer in the Borough of Peapack & Gladstone Department of Public Works at a salary of \$38,000 per year, with an effective starting date of October 19, 2020, this is conditional to the results of his background check and Physical.

**BE IT FURTHER RESOLVED** that:

1. Upon successful completion of the 3-month probation period and upon written recommendation of the Director of Public Works he will be eligible for change of status to full time permanent employment
2. Once Logan D. Weimer becomes a full-time permanent employee, he is entitled to all full-time employees benefits as according to the Borough Personnel Policies
3. Upon obtaining his CDL License, Justin R. Dietrich will be given an increase to \$40,000.00 per-year

<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 13, 2020.*

---

NANCY A. BRETZGER  
BOROUGH CLERK

---

GREGORY J. SKINNER  
MAYOR

**RESOLUTION**

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

**RESOLUTION NO. 181-20**

**TITLE: RESOLUTION TO APPOINT LOGAN D. WEIMER AS A DEPARTMENT OF PUBLIC WORKS LABORER IN THE AMOUNT OF \$38,000.00**

**WHEREAS**, the Borough Department of Public Works has expressed a need to replace two (2) laborers who have left the Borough during 2020; and

**WHEREAS**, Logan D. Weimer has expressed an enthusiastic attitude to learn and work with the Department of Public Works; and

**WHEREAS**, the Director of Public Works and the DPW Supervisor recommend Logan D. Weimer to be hired to fill the aforesaid position; and

**WHEREAS**, the Mayor and Council concurs with that recommendation.

**NOW, THEREFORE BE IT RESOLVED** by the Mayor and Council of the Borough of Peapack & Gladstone, County of Somerset, State of New Jersey that Logan D. Weimer is hereby appointed as a laborer in the Borough of Peapack & Gladstone Department of Public Works at a salary of \$38,000 per year, with an effective starting date of October 19, 2020, this is conditional to the results of his background check and physical.

**BE IT FURTHER RESOLVED** that:

1. Upon successful completion of the 3-month probation period and upon written recommendation of the Director of Public Works he will be eligible for change of status to full time permanent employment
2. Once Logan D. Weimer becomes a full-time permanent employee, he is entitled to all full-time employees benefits as according to the Borough Personnel Policies
3. Upon obtaining his CDL License, Logan D. Weimer will be given an increase to \$40,000.00 per-year

<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 13, 2020.*

---

NANCY A. BRETZGER  
BOROUGH CLERK

---

GREGORY J. SKINNER  
MAYOR

**BOROUGH OF PEAPACK AND GLADSTONE**

**RESOLUTION NO. 182-20**

**TITLE: RESOLUTION AUTHORIZING THE BOROUGH OF PEAPACK & GLADSTONE COUNCIL TO FIX AND DETERMINE ANNUAL SALARIES, WAGES OR COMPENSATION TO BE PAID TO THE DEPARTMENT OF PUBLIC WORKS EMPLOYEES OF THE BOROUGH OF PEAPACK & GLADSTONE**

**WHEREAS**, Ordinance No. 952 and amending Ordinances Nos. 959, 978, 1040, 1054, 1061 AND 1086 of the Borough of Peapack and Gladstone authorized the Council of the Borough of Peapack and Gladstone to fix and determine annual salaries, wages or compensation to be paid to officers and employees of the Borough of Peapack and Gladstone.

**NOW, THEREFORE, BE IT RESOLVED** that the Borough Council hereby establishes the following salary guide for the year 2020 retroactive to January 1, 2020 except for where noted for the Department of Public Works.

1. The maximum regular annual salaries of the following shall be as specified.

**DEPARTMENT OF PUBLIC WORKS**

Brad Fagan	\$ 44,129.00	From 01-01-20 to 07-26-2020
Kevin O'Brien	\$ 46,399.00	
William Allen	\$ 55,841.00	
Jose R. Gonzalez	\$ 41,000.00	Effective 10-19-2020
Anthony Arpino	\$ 18.12/hour	

2. Employees of the Department of Public Works (other than the Public Works Manager, Superintendent and Assistant Superintendent) who possess licenses issued by the Department of Environmental Protection shall receive annually the additional compensation set forth below:

Class S-3	\$385.00
Class S-2	\$298.00
Class S-1	\$210.00
Class C-3	\$385.00
Class C-2	\$298.00
Class C-1	\$210.00

Payment for the highest license held shall be made for the year 2020 upon lawful adoption of this Resolution. Any employee who procures a license during the year 2020 shall receive a pro-rata share of the yearly additional compensation calculated from the date the license is received.

3. This Resolution shall be effective immediately upon proper adoption by the Borough Council.

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 OCTOBER 13, 2020.*

---

NANCY A. BRETZGER  
BOROUGH CLERK

---

GREGORY J. SKINNER  
MAYOR

**RESOLUTION**

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

**RESOLUTION NO. 183-20**

**TITLE: RESOLUTION ACCEPTING DONATION OF \$75,532.57 FROM DR. CAESAR DEPACO, CEO AND FOUNDER OF SUMMIT NUTRITIONALS INTERNATIONAL FOR THE PURCHASE OF A FULLY EQUIPPED FORD F150 POLICE VEHICLE**

**WHEREAS**, Dr. Caesar DePaco has graciously made a generous donation of \$75,532.57 to the Police Department for the full purchase of a fully equipped Ford F150 police vehicle; and

**WHEREAS**, this vehicle will help the Police Department with their day to day operations;

**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 Police Department accept the donation from Dr. Caesar DePaco and hereby authorizes the CFO to deposit the check into Police Department – Donations account so that the vehicle can be purchased.

**BE IT FURTHER RESOLVED**, that the Mayor and Council of the Borough of Peapack & Gladstone thanks Dr. Caesar DePaco for his support and extremely generous donation for the purchase of a new fully equipped Ford F150 for the Police Department.

<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 13, 2020.*

---

NANCY A. BRETZGER  
BOROUGH CLERK

---

GREGORY J. SKINNER  
MAYOR

## RESOLUTION

BOROUGH OF PEAPACK AND GLADSTONE, SOMERSET COUNTY, NEW JERSEY

### RESOLUTION NO. 184-20

**TITLE: RESOLUTION TO AUTHORIZE EXECUTION OF A TOLLING AGREEMENT WITH PROPERTY OWNERS GH-HHF LLC (PUTNAM L. CRAFTS, JR., SOLE MEMBER) AND GLADSTONE 12 LLC (GREGORY SAVETIERRE, SOLE MEMBER)**

**WHEREAS**, on September 8, 2020, the Borough Council of the Borough of Peapack and Gladstone adopted Ordinance No. 1093-2020, amending the Borough's Land Development Ordinance at Chapter XXIII, Article IV, of the Revised General Ordinances of the Borough of Peapack and Gladstone; and

**WHEREAS**, the ordinance in question, a land use ordinance, was duly amended at Section 23-39.5, titled "Affordable Housing District, AH Zone" as well as at Section 23-95.11, title "Mixed Use Affordable Housing Zone, MU-AH"; and

**WHEREAS**, two property owners of the Borough of Peapack and Gladstone, GH-HHF LLC (Putnam L. Crafts, Jr., Sole Member) and Gladstone 12 LLC (Gregory Savetierre, Sole Member), through their legal counsel, Robert Simon, Esq., expressed certain concerns about the ordinance in question; and

**WHEREAS**, the aforementioned property owners, both of whom own residential units in the Gladstone House which abuts certain property affected by the aforesaid ordinance amendment, have expressed through legal counsel a desire to see the recently-passed ordinance amended to address their concerns, or in the alternative have indicated an intention to potentially institute litigation in the form of an action in lieu of prerogative writs to challenge the recently enacted ordinance; and

**WHEREAS**, pursuant to the New Jersey Rules of Court, an action in lieu of prerogative writs challenging a municipality's passage of a land use ordinance must be brought, if at all, within forty-five (45) days of the passage of the ordinance; and

**WHEREAS**, both the Borough of Peapack and Gladstone and the aforementioned property owners are desirous to avoid unnecessary litigation if possible; and

**WHEREAS**, the parties through counsel have begun to work and shall continue to work to explore the potential for an ordinance amendment in connection with the request of the property owners; and



**WHEREAS**, at the request of the aforementioned property owners, the Borough is agreeable to toll the time period within which the property owners can file an action in lieu of prerogative writs for a limited period of time while the parties diligently investigate the potential for an ordinance amendment, in order to obviate the necessity of engaging in a timely and potentially expensive litigation if possible; and

**WHEREAS**, the governing body of the Borough of Peapack and Gladstone has determined it to be in the best interests of the Borough to enter into a tolling agreement in order to allow the parties to continue to negotiate a potential ordinance amendment in lieu of litigation.

**NOW THEREFORE BE IT RESOLVED** by the Borough Council of the Borough of Peapack and Gladstone that it hereby authorizes the Mayor to execute on behalf of the Borough of Peapack and Gladstone a tolling agreement as aforesaid with GH-HHF LLC (Putnam L. Crafts, Jr., Sole Member) and Gladstone 12 LLC (Gregory Savetierre, Sole Member), through their legal counsel, Robert Simon, Esq., subject to municipal attorney review and approval of said agreement.

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 OCTOBER 13, 2020.*

---

NANCY A. BRETZGER  
BOROUGH CLERK

---

GREGORY J. SKINNER  
MAYOR

**RESOLUTION**

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

**RESOLUTION NO. 185-20**

**TITLE: RESOLUTION TO ENTER INTO AN AGREEMENT WITH MARQUEE CONSULTING ALLIANCE FOR THE PURPOSE OF A REBRANDING EFFORT OF THE BOROUGH WITH LOGO, TAG LINE, SIGNAGE DESIGN AND LETTERHEAD**

**WHEREAS**, the Borough of Peapack and Gladstone has an interest in updating the current Borough Logo, Signage throughout the Borough, Letterhead, etc.; and

**WHEREAS**, Marquee Consulting Alliance has presented a proposal to prepare a presentation to the Council, once they have conducted interviews with Council members, they will develop three (3) taglines and logos that will be shown in signage, website home page and other materials; and

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

**NOW, THEREFORE BE IT RESOLVED**, by the Borough Council of the Borough of Peapack and Gladstone that the Borough award the work to Marquee Consulting Alliance for the Borough of Peapack & Gladstone in an amount not to exceed \$3,500.00.

<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 13, 2020.*

\_\_\_\_\_  
NANCY A. BRETZGER  
BOROUGH CLERK

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

FINANCE CERTIFICATION

I, Dale Melville, CFO of the Borough of Peapack & Gladstone hereby certify that there are adequate funds available for the above-named contract. Monies are available in Mayor & Council Special Projects.

---

Dale Melville, CFO

DRAFT

## RESOLUTION

BOROUGH OF PEAPACK AND GLADSTONE, SOMERSET COUNTY, NEW JERSEY

### RESOLUTION NO. 186-20

**TITLE: RESOLUTION OF THE BOROUGH OF PEAPACK & GLADSTONE, AUTHORIZING THE BOROUGH OF PEAPACK & GLADSTONE LAND USE BOARD TO UNDERTAKE A PRELIMINARY INVESTIGATION TO DETERMINE WHETHER THE PROPOSED STUDY AREA, WHICH INCLUDES BLOCK 22, LOT 13 AND BLOCK 20, LOT 5 – LACKAWANNA STREET, FOR CLASSIFICATION AS AN AREA IN NEED OF NON-CONDEMNATION REDEVELOPMENT PURSUANT TO N.J.S.A. 40A:12A ET SEQ.**

**WHEREAS**, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (“Redevelopment Law”), provides a mechanism to assist local governments in efforts to promote programs of redevelopment; and

**WHEREAS**, the Redevelopment Law sets forth the procedures for the Borough to declare an area in need of redevelopment, along with the development and effectuation of a redevelopment plan; and

**WHEREAS**, pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et.seq., the Borough Council of the Borough of Peapack & Gladstone may direct the Land Use Board of the Borough to conduct a preliminary investigation and public hearing to determine whether certain areas of the Borough constitute areas in need of redevelopment; and

**WHEREAS**, the Borough Council seeks to have the Land Use Board undertake a preliminary investigation of Block 22, Lot 13 and Block 2, Lot 5 – Lackawanna Street; and

**WHEREAS**, pursuant to N.J.S.A. 40A:12A-6, the Borough Council shall state whether the redevelopment area shall be a “non-condemnation redevelopment area”, which is defined as a redevelopment area that shall not use the power of eminent domain authorized by the “Redevelopment Law”, or whether the redevelopment area shall be a “condemnation redevelopment area”, which is defined as a redevelopment area that may use the power of eminent domain authorized by the Redevelopment Law; and

**WHEREAS**, upon the completion of the preliminary investigation and public hearing, the Land Use Board shall provide recommendations to the Borough Council as to its investigation of the “Study Area”, all in accordance with N.J.S.A. 40A:12A-6.

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

1. The Land Use Board is hereby authorized and directed to conduct a preliminary investigation pursuant to the Redevelopment Law, specifically N.J.S.A. 40A:12A-6, to determine whether the "Study Area" satisfies the criteria set forth in N.J.S.A. 40A:12A-6, and should be designated as an area in need of redevelopment.

2. Any redevelopment area created pursuant to this authorization shall be a "non-condemnation" redevelopment area pursuant to N.J.S.A. 40A:12A-6.

3. That the Land Use Board is hereby authorized to utilize John P. Szabo, Jr., PP, AICP of Burgis Associates, Inc. to prepare the preliminary investigation as to whether the Study Area constitutes an "area in need of redevelopment" under the "Redevelopment Law".

4. As part of its investigation, the Land Use Board shall prepare a map showing the boundaries of the Study Area and the location of the various parcels contained therein. There shall be a statement appended to the map setting forth the basis for the investigation.

5. The Land Use Board shall conduct a public hearing, after giving due notice of the proposed boundaries of the Study Area and the date of the hearing to any persons who are interested in or would be affected by a determination that the area delineated in the notice is a redevelopment area in accordance with the requirements of N.J.S.A. 40A:12A-6.

6. At the hearing, the Land Use Board shall hear from all persons who are interested in or would be affected by a determination that the Study Area is a redevelopment area. All objections to a determination that the Study Area is an area in need of redevelopment and evidence in support of those objections shall be received and considered by the Land Use Board and made part of the public record.

7. After conducting its investigation, preparing a map of the Study Area, conducting a public hearing at which all objections to the designation are received and considered, the Land Use Board shall make a recommendation to the Borough Council as to whether the Borough Council should designate all or a portion of the Study Area as an area in need of redevelopment pursuant to the Redevelopment Law.

8. The Borough Administrator, Clerk, Borough Planner and Attorney are hereby authorized and directed to take any necessary and appropriate actions in connection with the preliminary investigation of the Study Area, and are hereby authorized and directed to take such actions, including but not limited to, the negotiation of any and all documents necessary to undertake the investigation as being hereby ratified and confirmed.

9. This Resolution take effect immediately upon adoption.

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 OCTOBER 13, 2020.*

---

NANCY A. BRETZGER  
BOROUGH CLERK

---

GREGORY J. SKINNER  
MAYOR

**RESOLUTION**

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

**RESOLUTION NO. 188-20**

**TITLE: RESOLUTION FOR AUTHORIZATION FOR THE NJ CORONAVIRUS RELIEF FUND APPLICATION**

**WHEREAS** the State of New Jersey has enacted the Coronavirus Aid Relief and Economic Security Act Coronavirus Relief Fund (“CRF Funds”), for among other reasons, providing relief for economic damage caused to states, counties and municipalities by the COVID-19 health crisis; and

**WHEREAS** the Division of Local Government Services (“DLGS”) has been deemed the lead agency for the distribution of the Local Government Emergency Fund (“Emergency Funds”); and

**WHEREAS** the Emergency Funds are to be used to reimburse the counties and municipalities, including the Borough of Peapack Gladstone, due to economic damage caused by COVID-19 health crisis; and

**WHEREAS** the Borough of Peapack Gladstone wishes to enter into agreement with the DLGS and reserve \$30,812.00 from the Emergency Funds for COVID-19 related current and future costs, to the extent available and applicable.

**NOW, THEREFORE, BE IT RESOLVED** by the Borough Council of the Borough of Peapack Gladstone, in the County of Somerset, New Jersey, hereby authorize the Borough Administrator to apply and execute an Agreement with the DLGS to reserve \$30,812 from the Emergency Funds.

<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 13, 2020.*

---

NANCY A. BRETZGER  
BOROUGH CLERK

---

GREGORY J. SKINNER  
MAYOR

**RESOLUTION**

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

**RESOLUTION NO. 187-20**

**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				

*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 13, 2020.*

---

NANCY A. BRETZGER  
BOROUGH CLERK

---

GREGORY J. SKINNER  
MAYOR