

# BOROUGH OF PEAPACK AND GLADSTONE

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CLERK/ADMINISTRATOR  
REGISTRAR

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

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

February 7, 2022

## **The Borough Council Meeting of February 8, 2022 will be held virtually through GoTo Meeting The meeting starts at 7:00PM**

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

<https://meet.goto.com/846743141>

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1. Please mute your phones or computer during the meeting.
2. 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
3. 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**



**FEBRUARY 8, 2022**

**7:00 PM – REGULAR MEETING**

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

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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 2022 Meeting Dates was published in the Courier News and Bernardsville News on December 9, 2022 and posted at the Municipal Complex and the Borough Library. Action may be taken.”*

**3. FLAG SALUTE**

**4. ROLL CALL**

**5. 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.*

**6. OLD BUSINESS**

**7. NEW BUSINESS**

**8. MISCELLANEOUS DISCUSSION/APPROVALS**

**9. READING AND APPROVAL OF MINUTES**

Regular Meeting Minutes January 11, 2022

Special Meeting Minutes January 17, 2022

Regular Meeting Minutes January 25, 2022

**10. ORDINANCES**

**PUBLIC HEARING OF ORDINANCE 1107-2022 – AN ORDINANCE APPROPRIATING CERTAIN MONIES HELD BY THE BOROUGH OF PEAPACK & GLADSTONE FOR THE ACQUISITION OF DUMP TRUCK WITH PLOW AND SALT SPREADER**

**PUBLIC HEARING OF ORDINANCE 1108-2022 – AN ORDINANCE APPROPRIATING CERTAIN MONIES HELD BY THE BOROUGH OF PEAPACK & GLADSTONE FOR THE ACQUISITION OF RESCUE FIRE TRUCK**



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



**FEBRUARY 8, 2022**

**7:00 PM – REGULAR MEETING**

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**11. RESOLUTIONS**

**RESOLUTION NO. 41-22** - RESOLUTION AUTHORIZING BOROUGH POLICE DEPARTMENT TO PARTICIPATE IN OPERATION SAFE PASSAGE SUPER BOWL DWI ENFORCEMENT FEBRUARY 13, 2022

**RESOLUTION NO. 42-22** – RESOLUTION AUTHORIZING BOROUGH POLICE DEPARTMENT TO PARTICIPATE IN PREMOBILIZATION DISTRACTED DRIVING ENFORCEMENT FEBRUARY 13- FEBRUARY 26, 2022

**RESOLUTION NO. 43-22** – RESOLUTION AUTHORIZING THE MAYOR TO SIGN THE THIRD AMENDMENT TO DEVELOPER’S AGREEMENT FOR NATIRAR RESORT DEVELOPMENT, LLC

**RESOLUTION NO. 44-22** – RESOLUTION FOR AUTHORIZATION TO RESCIND THE APPROVAL TO RENEW LIQUOR LICENSE FOR HEG BEVERAGES, LLC FOR LICENSING PERIOD JULY 1, 2021 – JUNE 30, 2022

**12. BILLS LIST**

**RESOLUTION NO. 45-22** – Approval of Bills as signed and listed on the Bill Payment List

**Total Amount: \$281,820.47**

**13. 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.*

**14. ADJOURNMENT**

**THE NEXT MEETING OF THE MAYOR & COUNCIL WILL BE HELD ON  
TUESDAY, FEBRUARY 22, 2022 AT 7:00PM VIA GOTO MEETINGS CONFERENCING SERVICE**

**RESOLUTION**

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

**RESOLUTION NO. 41-22**

**TITLE: RESOLUTION AUTHORIZING BOROUGH POLICE DEPARTMENT TO PARTICIPATE IN OPERATION SAFE PASSAGE SUPER BOWL DWI ENFORCEMENT FEBRUARY 13, 2022**

**WHEREAS**, the Somerset County Prosecutor’s Office has made available funds for its Distracted Driving Crackdown Grant, allowing Police Departments to conduct enhanced enforcement patrols. The patrols will be conducted February 13, 2022 for a total of 12 hours, at \$60.00 per hour, for a maximum of \$720.00

**WHEREAS**, the Borough of Peapack & Gladstone Police Department wishes to take advantage of this grant; and

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Council of the Borough of Peapack & Gladstone, do hereby approve the submission of said grant application.

<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				
		Donald Lemma				
		Jamie Murphy				
		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 FEBRUARY 8, 2022*

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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. 42-22**

**TITLE: RESOLUTION AUTHORIZING BOROUGH POLICE DEPARTMENT TO PARTICIPATE IN  
PREMOBILIZATION DISTRACTED DRIVING ENFORCEMENT FEBRUARY 13-FEBRUARY 26, 2022**

**WHEREAS**, the Somerset County Prosecutor’s Office has made available funds for its Distracted Driving Crackdown Grant, allowing Police Departments to conduct enhanced enforcement patrols. The patrols will be conducted February 13-February 26, 2022 for a total of 20 hours, at \$60.00 per hour, for a maximum of \$1,200.00

**WHEREAS**, the Borough of Peapack & Gladstone Police Department wishes to take advantage of this grant; and

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Council of the Borough of Peapack & Gladstone, do hereby approve the submission of said grant application.

<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				
		Donald Lemma				
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NANCY A. BRETZGER  
BOROUGH CLERK

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GREGORY J. SKINNER  
MAYOR

**BOROUGH OF PEAPACK AND GLADSTONE**

**R-43-22**

**RESOLUTION TO AUTHORIZE THE EXECUTION OF A THIRD AMENDMENT TO THE DEVELOPER'S AGREEMENT FOR NATIRAR RESORT DEVELOPMENT LLC**

**WHEREAS**, the Natirar Resort Development LLC (or its predecessor previously known as the "Virgin Spa at Natirar, LLC.") applied for and received preliminary and final site plan approval by the Land Use Board of the Borough of Peapack and Gladstone on or about July 6, 2005, which approval was memorialized on October 5, 2005 ; and

**WHEREAS**, in furtherance of the site plan approval, the parties entered into a Developer's Agreement dated July 3, 2008, and a First Amendment to the Developer's Agreement on or about September 16, 2010; and

**WHEREAS**, since the initial approval as set forth above, numerous modifications to the original site plan approval have been requested by the Applicant and numerous approvals have been issued by the Land Use Board, including most recently on April 2, 2014; and

**WHEREAS**, by Resolution dated April 2, 2014, the Land Use Board of the Borough of Peapack and Gladstone granted preliminary and final major site plan approval to Natirar Development, LLC for Lot 24.02, Block 28 in the Borough of Peapack and Gladstone, said approval being subject to certain terms and conditions; and

**WHEREAS**, Condition Number 9 of the site plan approval required the execution of a new developer's agreement with the governing body of the Borough, to include all of the terms and conditions of the April 2, 2014 approval and also a renegotiated agreement regarding affordable housing; and

**WHEREAS**, the parties have renegotiated a third amendment to the developer's agreement regarding affordable housing; and

**WHEREAS**, the parties having negotiated an amendment to the developer's agreement to include the terms, conditions and subject matter in regards to the obligations of both parties to affordable housing,

**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 the Third Amendment to the Developer's Agreement for Natirar Resort Development, LLC, which agreement is annexed hereto and made a part hereof.

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

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NANCY A. BRETZGER  
BOROUGH CLERK

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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 Account 18-288-56-200-001

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Dale Melville, CFO

**RESOLUTION**

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

**RESOLUTION NO. 44-22**

**TITLE: RESOLUTION FOR AUTHORIZATION TO RESCIND THE APPROVAL TO RENEW LIQUOR LICENSE FOR HEG BEVERAGES, LLC FOR LICENSING PERIOD - JULY 1, 2021 – JUNE 30, 2022**

**WHEREAS**, Resolution 139-21 was approved on June 29, 2021 to renew a liquor license within the municipality for HEG Beverages, LLC; and

**WHEREAS**, HEG Beverage, LLC had placed their liquor license in an “inactive” status effective March 9, 2021; and

**WHEREAS**, said license has been inactive for one (1) licensing term and was required to have a “12-39 Special Ruling” application filed to the New Jersey Division of Alcohol Beverage Control; and

**WHEREAS**, New Jersey Division of Alcohol Beverage Control has required that Resolution 139-21 be rescinded immediately until a “12-39 Special Ruling” application has been filed and approved.

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Council of the Borough of Peapack & Gladstone, County of Somerset hereby rescind the approval to renew liquor license #1815-33-05-015 HEG Beverages, LLC on Resolution 139-21 pursuant to the NJ Division of Alcohol Beverage Control and a “12-39 Special Ruling” application be filed with the State and said application be approved by the State and at that time the Borough of Peapack & Gladstone has the authority to renew said license for licensing year 2021-2022.



<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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NANCY A. BRETZGER  
BOROUGH CLERK

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GREGORY J. SKINNER  
MAYOR

**RESOLUTION**

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

**RESOLUTION NO. 45-22**

**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				
		Donald Lemma				
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NANCY A. BRETZGER  
BOROUGH CLERK

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GREGORY J. SKINNER  
MAYOR