

**MINUTES OF THE PEAPACK & GLADSTONE BOROUGH COUNCIL
FEBRUARY 24, 2015, COUNCIL CHAMBERS
REGULAR MEETING**

The Borough Council of the Borough of Peapack & Gladstone, County of Somerset, State of New Jersey, convened in a regular session meeting on Tuesday, February 24, 2015, at 7:30 p.m., in Council Chambers in the Municipal Complex, located at 1 School Street, Peapack, New Jersey 07977.

NOTICE OF MEETING

The following statement was read by the Borough Clerk:

Adequate notice of this meeting of the Mayor and Borough Council of the Borough of Peapack and Gladstone was given to the Courier News, Newark Star Ledger and the Bernardsville News on December 25, 2014, was posted at the Municipal Complex, School Street, the Peapack Post Office, Main Street, Peapack and the Gladstone Post Office, Main Street, Gladstone, New Jersey on December 25, 2014, and was mailed on December 25, 2014, to all those people who have requested individual notice and paid the required fee.

FLAG SALUTE

Mayor Muller led the salute to the flag.

ROLL CALL

On the call of the roll, the following were present:

William Muller, Mayor
Gian Paolo Caminiti
Mark Corigliano
Gerald Gunning (absent)
T. William Simpson
Royal Smith
Anthony Suriano

Also present on the dais were Borough Clerk/Administrator Hector A. Herrera and Borough Attorney John Bruder.

MINUTES

Councilman Corigliano made a motion that February 10, 2015, regular meeting minutes and the January 13, 2015, executive session minutes of the Special Joint Meeting of the Council and Land Use Board be deferred to the next Council meeting on March 10, 2015.

Councilman Suriano requested the minutes of the previous meeting be available at least the day before the meeting, if not sooner.

PUBLIC COMMENT FOR NON-AGENDA ITEMS

No one wished to be heard.

PRESENTATIONS

Max Spann President & CEO Maximillian Spann, Jr. and Max Spann Managing Director Greg Snyder made a presentation to the Council regarding their services in relation to the sale of the Komline House.

Mayor Muller recused himself from this presentation.

Mr. Spann provided Council an overview of the services his company provides, specifically the auction and sale of government property. Mr. Spann then reviewed his proposal for auction marketing services for the Komline House. He stated from the time his firm is retained, it is about a seven-week process that includes a marketing campaign with several open-house events and culminates with a live auction. The highest bidder would be able to purchase the home after Council approval.

Mr. Spann reviewed the pay structure for this service. He explained his firm is paid through a commission paid by the purchaser of 10%. Additionally, there were no upfront costs to the Borough as Max Spann provided for all of the costs incurred by the marketing campaign. If the property does not sell, the Borough would reimburse Max Spann \$6,500 for the marketing costs,

Council asked Mr. Spann his view on the state of the real estate market in the area. Mr. Spann stated he has seen improvement to lower-priced and mid-priced homes. He stated that high-end homes have not recovered since the recession, with certain exceptions. Council asked Mr. Spann if he set a starting price for the sale of the Komline House. Mr. Spann stated that in his experience, it is best not to have a minimum starting price and have the sale subject to seller confirmation. This would give the seller the option to accept or reject the highest bid.

Council asked Mr. Spann if his services included market value assessment of the home. Mr. Spann stated that yes, his firm provided information so the Borough had a realistic range of the home's value. Council and Mr. Spann discussed that there is not a commitment from the Borough until it formally accepted the bid. Mr. Spann stated that he would prefer to discuss in closed session the amount he felt the Borough would get for the Komline House through an auction.

Council asked if negotiation was permitted after the highest bid was received. Mr. Spann stated it was not. Council asked if the potential solar field proposed by Pfizer on its property next to the Komline House could affect the sale price. Mr. Spann stated he would need more information before determining how it would affect the sale.

Council asked if it would be beneficial to wait a year before attempting to sell the home. Mr. Spann stated he did not see any changes to the real estate market in the coming year that would affect the price. He further stated the house would continue to deteriorate during that time. He stated he did not see any benefit from waiting.

Council decided to put this item on the March 10, 2015, Council meeting agenda to discuss in closed session.

PETITIONS AND COMMUNICATIONS

Council acknowledged it received a letter from Abbie Sorge regarding the cleanup of sidewalks after snow storms.

REPORTS OF BOROUGH OFFICERS FOR THE MONTH OF JANUARY

CHIEF OF POLICE: December & January reports have been filed with the Borough Clerk.

CONSTRUCTION OFFICIAL: No report has been filed with the Borough Clerk.

ZONING OFFICIAL: No report has been filed with the Borough Clerk.

PUBLIC WORKS/SANITARY SEWER: No report has been filed with the Borough Clerk.

FIRE CHIEF: December & January reports have been filed with the Borough Clerk.

JUDGE: No report has been filed with the Borough Clerk.

LIBRARY ADVISORY BOARD: November 10, 2014, minutes have been filed with the Borough Clerk.

TAX COLLECTOR/CFO: December and Year-End reports have been filed with the Borough Clerk.

BOARD OF HEALTH: January report has been filed with the Borough Clerk.

LAND USE BOARD: December minutes have been filed with the Borough Clerk.

HISTORICAL PRESERVATION COMMISSION: Minutes have not been filed with the Borough Clerk.

ENVIRONMENTAL COMMISSION: Minutes have not been filed with the Borough Clerk.

GREEN TEAM ADVISORY COMMITTEE: No minutes have been filed with the Borough Clerk.

SHADE TREE COMMISSION: No minutes have been filed with the Borough Clerk.

OFFICE OF EMERGENCY MANAGEMENT: No report has been filed with the Borough Clerk.

RECREATION COMMISSION: December 11, 2014, and January 8, 2015, minutes have been filed with the Borough Clerk.

OPEN SPACE COMMITTEE: September 15, 2014, and November 17, 2014, minutes and executive session have been filed with the Borough Clerk. Councilman Corigliano stated the November 17, 2014, OSAC minutes reflect that Council received two appraisals for the Bluebird/Villa property. He stated that was not accurate as Council did not receive the appraisals until January 14, 2015. Council agreed to ask OSAC at its next meeting about the discrepancy.

FARMLAND PRESERVATION AND AGRICULTURAL COMMITTEE: No minutes have been filed with the Borough Clerk.

IT ADVISORY COMMITTEE: No minutes have been filed with the Borough Clerk.

REPORTS OF COMMITTEES / RESOLUTIONS

FINANCE: *(Suriano/Corigliano)*

A RESOLUTION TRANSFERRING \$1,000 FROM THE SPECIAL PROJECTS LINE OF THE 2014 MUNICIPAL BUDGET TO LAND USE BOARD LEGAL LINE

Councilman Suriano moved to adopt resolution #036-15. Councilman Corigliano seconded that motion.

On call of the roll, the following vote was cast:

AYE: Caminiti, Corigliano, Simpson, Smith, Suriano

NAY: None

ABSENT: Gunning

ABSTAINED: None

Resolution # 036-15 was adopted.

A copy of resolution # 036-15 is appended to the official minutes.

A RESOLUTION AUTHORIZING AN EMERGENCY TEMPORARY APPROPRIATION FOR VEHICLE MAINTENANCE IN THE AMOUNT OF \$10,000

Councilman Suriano moved to adopt resolution #039-15. Councilman Simpson seconded that motion.

On call of the roll, the following vote was cast:

AYE: Caminiti, Corigliano, Simpson, Smith, Suriano

NAY: None

ABSENT: Gunning

ABSTAINED: None

Resolution # 039-15 was adopted.

A copy of resolution # 039-15 is appended to the official minutes.

A RESOLUTION TRANSFERRING \$1,000 FROM THE SPECIAL PROJECTS LINE ITEM TO THE GENERAL ENGINEERING LINE ITEM

Councilman Suriano moved to adopt resolution #041-15. Councilman Simpson seconded that motion.

On call of the roll, the following vote was cast:

AYE: Caminiti, Corigliano, Simpson, Smith, Suriano

NAY: None

ABSENT: Gunning

ABSTAINED: None

Resolution # 041-15 was adopted.

A copy of resolution # 041-15 is appended to the official minutes.

2015 MUNICIPAL BUDGET (A worksheet reflecting Council's based on the following discussion is appended to the minutes)

Councilman Suriano stated there were a few more items Council needed to discuss before finalizing the budget.

Peapack Gladstone Chief Financial Officer Mary Robinson reviewed the employee group health (hospital, medical, dental, Medicare Part B) line item with Council. She stated Council could budget the net amount (after employee contributions) and did not have to budget the gross amount as had been entered in previous drafts of the budget.

Council President Suriano reviewed the status of the current draft of the budget. He stated last year's total appropriations were \$6.286 million. Currently, this year's proposed total appropriations are \$6.397 million, an increase of 1.75%. Without adjustments, the tax levy increase is 3.51% and net property values have increased 2.77%, resulting in a net rate of .73%. That is an increase of \$25.17 to the municipal portion of the tax bill of the average property assessed at \$646,000.

Council President Suriano also reviewed the Borough's policy of purchasing police vehicles, called the "2-1-2-1 policy" where the Borough would purchase a vehicle two years in a row then skip one year and then purchase a vehicle two years in a row. He also explained the funds for a vehicle in 2015 are included in this budget as Council was in consensus not to bond for police vehicles.

Council President Suriano stated this budget also includes salary raises Council agreed to give to Borough employees as well as funds (\$102,000) to upgrade radios for police and fire personnel. The radios will be a deferred charge spread over seven years, with \$15,000 in the 2015 budget.

Mayor Muller pointed out that, with exception of very large capital items like roads, the Borough was adopting a "pay as you go" policy.

Council reviewed and identified several line items to reduce to make the budget flat. Councilman Suriano summarized the impact of those reductions. The tax rate increased 0.2%; the increase to the municipal portion of the tax bill for the average assessed home will be \$6.83; this budget is \$42,000 under the adjusted tax levy; this budget is \$354,000 under the adjusted appropriations cap; and this budget is a 1.4% increase (\$90,000) to the total appropriations.

Council discussed miscellaneous revenue as well as fund balance. Councilman Suriano pointed out this budget is anticipating \$387,000 of miscellaneous revenue and will be using \$2.1 million of fund balance. Council President Suriano stated he was uncomfortable using that amount of fund balance given the lack of new revenue. He also stated this is the first time in three years money is going back into fund balance (\$30,000).

Mayor Muller opened the discussion to the public.

Mr. Louis Palma reminded Council that it would need to budget for the marketing materials for the sale of the Komline House in case it did not accept the highest bid.

Council concurred to submit the discussed revisions to the auditor so he could put together a budget for introduction.

Councilman Suriano asked Mr. Bruder to put together resolution reflecting Council's intention to purchase vehicles on "2-1-2-1-2" plan previously discussed.

SANITATION/SEWER: *(Smith/Caminiti)*

Councilman Smith reported he received an invoice from Environmental Disposal Company. He stated there was a metering issue last year that under measured the effluent leaving the Borough. The underage was tracked which resulted in a \$35,000 bill to the Borough. The meter has since been replaced with a temporary meter.

BOROUGH PROPERTY: *(Corigliano/Smith)*

Councilman Corigliano stated Council would defer the continuation of the discussion of the sale of the Komline house to an executive session at the next Council meeting.

FIRE/INFORMATION SYSTEMS: *(Simpson/Gunning)*

Councilman Corigliano reported he and Councilman Simpson met with Morris Engineering regarding the renovations to the upper level of the fire house.

POLICE: *(Gunning/Suriano)*

Chief Greg Skinner reminded Council that officer Robert Keyes will be retiring soon and there will be a luncheon on Friday in his honor. He also informed Council that applications for the position of a Borough Police Officer have been coming in and are due March 6, 2015.

ROADS/TRANSPORTATION: *(Caminiti/Simpson)*

Councilman Caminiti asked Chief Skinner if the police department could place a message on the electronic sign board, currently located on Main Street, asking residents to clean sidewalks after snow events.

Councilman Caminiti asked Superintendent of Public Works Rodney McCatharn how much it would cost for DPW staff to clean the sidewalks on some of the Borough's main thoroughfares to limit the need for people to walk in the street and avoid dangerous situations. Council asked Mr. Bruder if the Borough cleaned these sidewalks, would it be assuming liability.

Mr. Bruder stated that yes, the Borough would be assuming liability by cleaning the sidewalks. As such, Council did not direct Mr. McCatharn to clean these sidewalks. Council clarified that it did clean its own sidewalks, such as the sidewalk in front of Liberty Park. Council asked Mr. Herrera to inquire with Somerset County about cleaning the sidewalks on Pottersville Road as that is a county road.

Mayor Muller opened the discussion to the public.

Peter Churchill, 45 Mendham Road, stated that although he understood the Borough could not require residents to clean its sidewalks, he felt the Borough could require commercial properties to clean its sidewalks. He stated he would like to see the Borough enforce that.

Mr. Bruder informed him there is only a civil liability requirement imposed on commercial property owners to clean sidewalks therefore not enforceable by a municipality that does not have an ordinance requiring such.

Mr. Churchill stated he would rather have the potential liability of a person falling on his sidewalk after he has cleaned it as opposed to making someone walk in the road and having the possibility of being hit by a car.

David Holleb, 6 Tiger Hill Drive, stated the sidewalk on the bridge on Holland Ave in Peapack near the train station is dangerous because of the ice. When he walks in the area, he is forced to walk in the street which is also dangerous. He stated there is a dangerous situation created in the Borough by trying to avoid liability.

Lou Palma, 2 Valley View Ave, stated that when the sidewalks were put in on Pottersville Road, the residents in the area were concerned with this issue and concerned that property owners would then be required to remove snow along their property. Council President Suriano confirmed the Council made a representation to these residents that the Borough would not adopt an ordinance requiring the removal of snow from sidewalks. Mr. Palma stated he did not think Somerset County would take any responsibility to remove snow on these sidewalks as the Borough received a grant from Somerset County to install the sidewalks on Pottersville Road. Mr. Palma also stated there is case law that considers snow fall a natural event that cannot hold property owner liable.

Preston Pinkett, 1 Valley View Ave, stated the homeowners did not want the liability associated with removing snow. He stated the Borough should not limit its liability by placing it on homeowners with sidewalks.

LEGAL: (John E. Bruder, Esq.)

Mr. Bruder reported he was contacted by Summit Capital, who is now overseeing the Pacesetter Development (Rockabye Meadow) project, to set up a meeting regarding the requirement for a homeowners association and an issue concerning detention basins. Mr. Bruder stated he would be referring this matter to the Borough's Land Use Board.

MISCELLANEOUS COUNCIL BUSINESS

Discussion of Peapack Residential Project

Council President Suriano recused himself from this discussion at 9:55 p.m.

Doug Janacek and Alan Goldman, representing Peapack Residential, addressed Council to summarize its presentation from the February 10, 2015, Council meeting. Mr. Goldman stated he felt nothing had changed from the original presentation from many years ago that approved 68 units to be built on the 82 acres site. The only request he was making was to remove the age restriction from the agreement in an effort to make the project successful. Mr. Goldman stated the units had no more than three bedrooms and that all amenities that would target families with young children had been removed. Mr. Goldman also stated that for half the price point he is targeting, a family could buy a much larger home with more bedrooms and more acreage. Additionally, he stated the data presented to Council shows that similar projects throughout the State drew very few families with young children. Mr. Goldman stated this project could potentially be a \$100 million ratable for the Borough that would also help boost the local economy. Mr. Goldman stated they were prepared to pay \$2.042 million as a COAH contribution; an obligation of \$145,000 for each of the 14 units. Mr. Goldman stated if the Borough granted their request to lift the age restriction, they would not sell/flip the property.

Mayor Muller asked Mr. Goldman if they would put COAH housing on the site of the project. Mr. Goldman stated he would not as it is not economically viable. Mayor Muller stated there continues to be a threat by the State to take the COAH funds if municipalities do not use those funds and there is very limited space in the Borough to accommodate COAH units.

Councilman Caminiti stated the project was a risk to the Borough and stated this project should go back to the LUB for further scrutiny.

Mr. Janacek stated it was their intention to go back to the LUB however, it was his hope that Council would review a draft of an ordinance that would lift the age restriction.

Councilman Caminiti moved that Council adopt a resolution that would not lift the age restriction on this project. Councilman Simpson seconded that motion.

RESOLUTION TO NOT ELIMINATE THE AGE RESTRICTION OVERLAY TO THE MASTER PLAN FOR A PARCEL LOCATED ON BLOCK 33 LOTS 11.01, 12, & 13 LOCATED ON ROUTE 202 LOCATED IN THE OFFICE RESEARCH LABORATORY ZONE

Councilman Caminiti moved to adopt resolution #042-15. Councilman Simpson seconded that motion.

On call of the roll, the following vote was cast:

AYE: Caminiti, Corigliano, Simpson, Smith
NAY: None ABSENT: Gunning, Suriano ABSTAINED: None

Resolution # 042-15 was adopted.
A copy of resolution # 042-15 is appended to the official minutes.

Councilman Suriano returned to the meeting at 10:15 p.m.

ENVIRONMENTAL COMMISSION TO THE COMMUNITY GRANTS PROGRAM THROUGH THE GARDEN CLUB OF SOMERSET HILLS

Councilman Smith stated the Borough’s Environmental Commission is seeking a \$1,000 (nonmatching) grant from the Garden Club of Somerset Hills. The Environmental Commission would use the funds to purchase a bench for Rockabye Valley Park. The Environmental Commission needs a supporting resolution from the governing body to submit with the grant application.

RESOLUTION SUPPORTING PEAPACK GLADSTONE ENVIRONMENTAL COMMISSION TO SUBMIT A GRANT APPLICATION TO THE COMMUNITY GRANTS PROGRAM THROUGH THE GARDEN CLUB OF SOMERSET HILLS

Councilman Caminiti moved to adopt resolution #043-15. Councilman Simpson seconded that motion.

On call of the roll, the following vote was cast:

AYE: Caminiti, Corigliano, Simpson, Smith, Suriano
NAY: None ABSENT: Gunning ABSTAINED: None

Resolution # 043-15 was adopted.
A copy of resolution # 043-15 is appended to the official minutes.

PUBLIC COMMENT

Mayor Muller opened the meeting to the public.

Tom Dill, 10 Pfizer Drive, stated he felt the Peapack Residential Development project would have been good for the Borough because of the expanded tax base, increase in ratables and increase in real estate values. Council discussed its concerns about the project with Mr. Dill.

Ronald Hill, 42 Old Chester Road, stated he agreed with Mr. Dill's position that the Peapack Residential Development project would be good for the Borough because of the financial benefits. He stated the Borough would receive more revenue with the project as opposed to being an undeveloped property.

AUDITING OF CLAIMS:

Councilman Corigliano motioned that the payment of Interim Claims be approved and that all vouchers submitted this date, as per voucher list, be paid after proper audit. Councilman Caminiti seconded that motion.

On call of the roll the following vote was cast:

AYE: Caminiti, Corigliano, Simpson, Smith, Suriano

NAY: None

ABSENT: Gunning

ABSTAINED: None

DISCUSSION ON PERSONNEL MATTERS

Mary Robinson

Ms. Mary Robinson waived her right to have the following discussion in closed session.

Ms. Robinson requested to have Council reevaluate her 2014 employee performance evaluation. She stated she felt the overall grade she received from the former Borough Administrator was unfair because it was due to an incident (her Borough computer and bank account was hacked which led to theft of Borough funds) that was beyond her control. Ms. Robinson read a statement to Council defending her position.

Council discussed Ms. Robinson's request. Councilman Caminiti stated the Human Resources Committee is reviewing the employee evaluation process and would take into consideration her statement when evaluating. Council was in consensus to not change Ms. Robinson's performance evaluation.

Holly Robinson

Ms. Holly Robinson waived her right to have the following discussion in closed session.

Holly Robinson was not available for this discussion. Mary Robinson spoke on Holly Robinson's behalf. Holly Robinson was requesting an increase to the stipend she receives for her IT duties due to increased demands. Council discussed this request.

Council was in consensus not to grant this request as there is not an increase in duties or responsibilities.

EXECUTIVE SESSION

RESOLUTION AUTHORIZING CLOSED SESSION TO DISCUSS PERSONNEL MATTERS

Councilman Corigliano moved to adopt resolution #044-15. Councilman Simpson seconded that motion.

On call of the roll, the following vote was cast:

AYE: Caminiti, Corigliano, Simpson, Smith, Suriano

NAY: None

ABSENT: Gunning

ABSTAINED: None

Resolution # 043-15 was adopted.

A copy of resolution # 043-15 is appended to the official minutes.

Council returned to open session at 11:30 p.m.

Council returned to open session at 12:01 a.m.

In closed session, Council discussed a request by Donna Bassman for an increase to her salary. Council had a consensus to not approve that request.

In closed session, Council discussed a potential litigation matter. Council had a consensus to have Mr. Bruder identify a labor attorney to make inquiries, make an assessment and advise Council of this matter.

ADJOURNMENT

On the motion of Councilman Corigliano, second by Councilman Smith, the meeting adjourned at Smith 12:05 a.m.

APPROVED:

HECTOR HERRERA
BOROUGH CLERK

WILLIAM MULLER
MAYOR

RESOLUTIONS

**BOROUGH OF PEAPACK & GLADSTONE
RESOLUTION NO.036-15**

A RESOLUTION TRANSFERRING \$1,000 FROM THE SPECIAL PROJECTS LINE OF THE 2014 MUNICIPAL BUDGET TO LAND USE BOARD LEGAL LINE

WHEREAS, there appears to be insufficient funds in the following account (exception the appropriation for Contingent Expenses or Deferred Charges) to meet the demands thereon for the balance of the Prior Year,

LUB-Legal General 4-01-21-180-592 O/E \$1,000.00

WHEREAS, there appears to be a surplus in the following accounts (excepting the appropriation for Contingent Expenses, Deferred Charges, Cash Deficit of Preceding Year, Reserve for Uncollected Taxes, Down Payments, Capital Improvement Fund of Interest and Debt Redemption Charges) over and above the demand deemed to be necessary for the balance of the Prior Year,

Special Projects 4-01-20-100-220 O/E \$1,000.00

NOW, THEREFORE, BE IT RESOLVED, that in accordance with the provisions of R.S. 40A:4-59, part of the surplus in the account heretofore mentioned be, and the same hereby transferred, to the account (excepting the appropriation for Contingent Expenses, Deferred Charges) mentioned as being insufficient, to meet the current demands.

BE IT FURTHER RESOLVED that the Finance Officer be and is hereby authorized and directed to make the following transfers:

<u>FROM:</u>	<u>TO:</u>	<u>AMOUNT:</u>
Special Projects O/E	LUB-Legal General O/E	\$1,000.00

Introduced	Seconded	Borough Council	Aye	Nay	Abstain	Absent
		Gian-Paolo Caminiti	X			
	X	Mark Corigliano	X			
		Gerald Gunning				X
X		T. William Simpson	X			
		Royal Smith	X			
		Anthony Suriano	X			

Adopted: February 24, 2015

BOROUGH OF PEAPACK AND GLADSTONE

RESOLUTION NO. 039-15

A RESOLUTION AUTHORIZING AN EMERGENCY TEMPORARY APPROPRIATION FOR VEHICLE MAINTENANCE IN THE AMOUNT OF \$10,000

WHEREAS, an emergent condition has arisen with respect to general appropriations to meet invoices and no adequate provision has been made in the 2015 temporary appropriations for the aforesaid purpose, and N.J.S.A. 40A:4-20 provides for the creation of an emergency temporary appropriation for the purpose above mentioned; and

WHEREAS, the total emergent temporary resolutions adopted in the year 2015 pursuant to the provisions of Chapter 96, P.L. 1951, (N.J.S.A. 40A:4-20) including this Resolution total \$10,000.00.

NOW, THEREFORE, BE IT RESOLVED (not less than two-thirds of all the members thereof affirmatively concurring) that in accordance with the provisions of N.J.S.A. 40A:4-20:

1. An emergent temporary appropriation be and the same is hereby made for the following appropriations in the stated amounts:

Vehicle Maintenance – O&E \$10,000

for a total of \$10,000

2. That said emergency temporary appropriation will be provided in the 2015 budget under the title of:

Vehicle Maintenance

3. That one (1) certified copy of this resolution be filed with the Director of the Division of Local Government Services.

Introduced	Seconded	Borough Council	Aye	Nay	Abstain	Absent
		Gian-Paolo Caminiti	X			
		Mark Corigliano	X			
		Gerald Gunning				X
	X	T. William Simpson	X			
		Royal Smith	X			
X		Anthony Suriano	X			

Adopted: February 24, 2015

**BOROUGH OF PEAPACK & GLADSTONE
RESOLUTION NO. 041-15**

A RESOLUTION TRANSFERRING \$1,000 FROM THE SPECIAL PROJECTS LINE ITEM TO THE GENERAL ENGINEERING LINE ITEM

WHEREAS, there appears to be insufficient funds in the following account (exception the appropriation for Contingent Expenses or Deferred Charges) to meet the demands thereon for the balance of the Prior Year,

General Engineering 4-01-20-165-425 O/E \$1,000

WHEREAS, there appears to be a surplus in the following accounts (excepting the appropriation for Contingent Expenses, Deferred Charges, Cash Deficit of Preceding Year, Reserve for Uncollected Taxes, Down Payments, Capital Improvement Fund of Interest and Debt Redemption Charges) over and above the demand deemed to be necessary for the balance of the Prior Year,

Special Projects 4-01-20-100-220 O/E \$1,000

NOW, THEREFORE, BE IT RESOLVED, that in accordance with the provisions of R.S. 40A:4-59, part of the surplus in the account heretofore mentioned be, and the same hereby transferred, to the account (excepting the appropriation for Contingent Expenses, Deferred Charges) mentioned as being insufficient, to meet the current demands.

BE IT FURTHER RESOLVED that the Finance Officer be and is hereby authorized and directed to make the following transfers:

<u>FROM:</u>	<u>TO:</u>	<u>AMOUNT:</u>
Special Projects O/E	General Engineering O/E	1,000

Introduced	Seconded	Borough Council	Aye	Nay	Abstain	Absent
		Gian-Paolo Caminiti	X			
	X	Mark Corigliano	X			
		Gerald Gunning				X
		T. William Simpson	X			
		Royal Smith	X			
X		Anthony Suriano	X			

Adopted: February 24, 2015

BOROUGH OF PEAPACK & GLADSTONE

RESOLUTION NO. 42-15

RESOLUTION TO NOT ELIMINATE THE AGE RESTRICTION OVERLAY TO THE MASTER PLAN FOR A PARCEL LOCATED ON BLOCK 33 LOTS 11.01, 12, & 13 LOCATED ON ROUTE 202 LOCATED IN THE OFFICE RESEARCH LABORATORY ZONE

WHEREAS, P-G Residential Developers, L.L.C., (P-G) is the owner of Block 33 Lots 11.01, 12, & 13 located on Route 202 in the Borough of Peapack & Gladstone; and

WHEREAS, P-G was previously granted preliminary and final major site plan and minor subdivision approval for the development of an age-restricted residential housing community consisting of 68 age-restricted dwellings on this parcel; and

WHEREAS, P-G now seeks to construct the approved dwellings without an age restriction on its occupants; and

WHEREAS, P-G has requested the Borough Council eliminate the age restriction overlay to the Master Plan for this parcel; and

WHEREAS, upon due consideration of the request, the Borough Council has deemed that eliminating the age restriction would not be beneficial to Borough.

NOW THEREFORE BE IT RESOLVED, the Borough Council of the Borough of Peapack & Gladstone that the age restriction overlay to the Master Plan for the parcel located on block 33 lots 11.01, 12, & 13 located on Route 202 located in the Office Research Laboratory Zone not be eliminated.

Introduced	Seconded	Borough Council	Aye	Nay	Abstain	Absent
X		Gian-Paolo Caminiti	X			
		Mark Corigliano	X			
		Gerald Gunning				X
	X	T. William Simpson	X			
		Royal Smith	X			
		Anthony Suriano				X

Adopted: February 24, 2015

**BOROUGH OF PEAPACK & GLADSTONE
RESOLUTION NO. 43-15**

AUTHORIZING THE ENVIRONMENT COMMISSION TO SUBMIT A GRANT APPLICATION ON BEHALF OF THE BOROUGH OF PEAPACK & GLADSTONE TO THE GARDEN CLUB OF SOMERSET HILLS IN THE AMOUNT OF \$1,000

WHEREAS, the Borough of Peapack & Gladstone Environmental Commission has determined the need to improve Borough property through the support of horticultural projects in public places; and.

WHEREAS, the Borough Council of the Borough of Peapack & Gladstone, County of Somerset, State of New Jersey recognizes the need for such improvements; and

WHEREAS, the Garden Club Of Somerset Hills provides a grant up to \$1,000 to support projects that stimulate the knowledge and love of gardening and improve, restore and protect the quality of the environment through educational programs and projects in the fields of conservation and civic improvement; and

WHEREAS, the Environmental Commission has deemed a bench in Rockabye Valley Park is a suitable project under this grant program; and

WHEREAS, after due deliberation and consultation the Borough Council of the Borough of Peapack & Gladstone has determined it is in the interests of the Borough and supports the submission of this application.

NOW, THEREFORE, BE IT RESOLVED by the Borough Council of the Borough of Peapack & Gladstone, County of Somerset, State of New Jersey, that the Borough Council desires to further the public interest by submitting a grant application to the Garden Club Of Somerset Hills to fund the following project: a bench in Rockabye Valley Park located in the Borough of Peapack & Gladstone.

Introduced	Seconded	Borough Council	Aye	Nay	Abstain	Absent
X		Gian-Paolo Caminiti	X			
		Mark Corigliano	X			
		Gerald Gunning				X
	X	T. William Simpson	X			
		Royal Smith	X			
		Anthony Suriano	X			

Adopted: February 24, 2015

BOROUGH OF PEAPACK AND GLADSTONE

RESOLUTION NO. 043-15

EXECUTIVE SESSION TO DISCUSS PERSONNEL

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:

PERSONNEL

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
X		Gian-Paolo Caminiti	X			
		Mark Corigliano	X			
		Gerald Gunning				X
	X	T. William Simpson	X			
		Royal Smith	X			
		Anthony Suriano	X			

Adopted: February 24, 2015

Municipal Budget 2015 ("Current Year")

Appropriations		Revenue	
Within CAP	\$4,486,113.00	Surplus Anticipated	\$2,100,000.00
Adj.	\$19,470.55 salary adjustment	Misc. Revenue	\$397,514.34
Adj.	\$15,000.00 Deferred Charge Ratios (102,000/7=15%)	Receipts from Del. Taxes	\$100,000.00
Adj.	(\$13,000.00)	Adj.	
Adj.		Adj.	
Adj.		Adj.	
Outside CAP	\$546,593.98	Adj.	
Adj.		Adj.	
Adj.		Adj.	
Reserve Unallocated Tax	\$1,314,090.93	Total Misc. Revenue	\$2,897,514.34
Adj.		(Excludes Misc. Receipts from Del. Taxes)	
Adj.		Local Tax Calculation (LEVY)	\$3,780,754.12 (total approximately total misc. revenue)
Total	\$1,314,090.93	(including reserve for uncollected taxes)	
Total Appropriation.	\$6,398,298.46	APPROPRIATIONS	\$6,398,298.46 (total Gen. Rev. Req. (Misc. Rev. Levy))
Total Gen. Appro. "Cap" Limitation for Current Yr.	\$4,879,886.40 (deferred to CAP calculations 25)	Total Appro. (Exclude Reserve Unalloc)	\$5,054,177.53
Total Current Yr. Approp. (within CAP)	\$4,507,583.65	Regional School Tax	\$6,400,000.00
Difference, Allowable Amount Within CAP	\$372,302.85	Total County Tax	\$2,754,489.85 (incl. county/library and open space)
		Municipal Open Space	\$205,655.62
		Less Anticip. Revenue	\$2,548,834.23
		Cash Required to Support all Services	\$11,828,818.37
		Amount to be raised by Taxation	\$13,140,909.30 (cash required / 50% (to cal. Res. for uncoll))
		Reserve for Uncollected Taxes	\$1,314,090.93
Local Tax Rate Current Yr.	0.537		
Net Valuation Taxable '15	\$704,520,587.00		

Relative Local Tax Change from Prior Year (negative sign is amt. under previous year)

Prior Year	Current Year	Difference	% Change
Levy	\$3,880,962.01	\$100,392.11	2.73%
Net Prop. Value	\$695,950,987.00	\$18,998,500.00	2.72%
Rate	0.537	0.000	-0.04%
			(-0.02% penny per tax thousand)

Maximum Current Adj. Yr. Tax Levy
 (Relative to Prior Yr. Adj. Levy) \$3,831,989.14 (deferred to adj. Tax Levy Cap calculation 27)
 Current Yr. Actual Levy \$3,780,754.12 (deferred to 6500 tax calculation 1E37.115)
 Min. Under/Over Adj. Tax Levy -\$51,215.02

Tax Implications

Tax Point	Local Adj. Levy % (V/L)	% Change
Total Approp. Prior Year	\$70,452,058.71	-1.34%

"Cap" Calculations

Less Out: CAP Emg. Group Health	Prior Yr. "In-Cap" Approp.	Current Yr. "In-Cap" Approp.	Difference
\$52,780.00	\$4,991,444.21	\$4,478,628.71	(\$512,815.50)
USAP	\$49,000.00		
Mailing/Library	\$2,100.00		
Recycling Tax	\$4,500.00		
Public/Private Prog.	\$26,753.50		
Capital Impr.	\$40,000.00		
Debt Service	\$397,702.00		
Deferred Charges			
Sub-Total			
TOTAL: Prior Yr. "In-Cap" Approp.	\$4,478,628.71		

Straight Approp. Comparison to Prior Year

Prior Year	Current Year	Difference	Percent. Chg.
Total App.	\$6,398,298.46	\$81,346.69	1.29%
Within CAP	\$4,478,628.71	\$4,507,583.65	0.64%
Outside CAP	\$512,815.50	\$546,593.98	6.19%
Rev. Uncol. Tax	\$1,295,478.56	\$1,314,090.93	1.44%
Tax Rate	0.537	0.537	0.00%

***New Construction Added Assessment from Prior Year**

Calculated Value of Added Assessments	0.537
Multiply by tax rate of prior year	\$30,109.89 (Influences both Approp. and levy cap)
Equival	

Local Re-"CAP" Relative to:

- 2% Adj. Levy (negative w/in cap) -\$51,215.02
- 3.5% Spending Cap (new) -\$372,302.85
- Impact on Property @ \$3,466.91

Tax Levy Cap Calculation

Levy Cap Calculation	Prior Yr. Tax Raised for Mun. Purposes	Current Yr. Tax Raised for Mun. Purposes
Less: Prior Yr. Recy'd Tax	\$3,880,362.01	\$3,880,362.01
Net: Tax Levy For CAP Call	\$3,874,862.01	\$3,874,862.01
Plus: 2% CAP Increase	\$77,497.24	\$77,497.24
Adjusted Tax Levy Prior to Exclusions	\$3,952,359.25	\$3,952,359.25
Exclusions:		
Allowable in: Health Care		
Allow Pension Oblig. Inc.		
Allow LONSAP Inc		
Recycling Tax Approp.	\$49,000.00	\$49,000.00
Declared State Emrg. Snow	\$4,500.00	\$4,500.00
Add: Total Exclusions		\$53,500.00
Cancelled, Or Unexpended Exclusions		\$0.00
Adjusted Tax Levy	\$3,898,859.25	\$3,898,859.25

Max. Allowable amt. to be Raised by Taxation

Amount Under Tax Levy Cap (and is over)	Amount Under Tax Levy Cap (and is over)
\$3,831,989.14	\$3,831,989.14
\$3,780,754.12	\$3,780,754.12
\$51,215.02	\$51,215.02