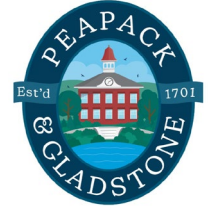




**MAYOR & COUNCIL
THE BOROUGH OF PEAPACK & GLADSTONE,
BOROUGH COUNCIL MEETING AGENDA**



JUNE 17, 2025

7:00 PM – REGULAR MEETING

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

<https://www.youtube.com/channel/UC438FfqDK6dOgY42KoksqPQ>

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 2025 Meeting Dates was published in the Courier News and Bernardsville News on December 26, 2024 and posted at the Municipal Complex. Action may be taken.”

3. FLAG SALUTE

4. ROLL CALL

5. PUBLIC COMMENTS: 3 MINUTES PER PERSON – NON-AGENDA ITEMS

6. OLD BUSINESS

- Housing Element and Fair Share Plan

7. NEW BUSINESS

8. MISCELLANEOUS DISCUSSION/APPROVALS

9. READING AND APPROVAL OF MINUTES

Regular Meeting Minutes May 27, 2025

10. ORDINANCES

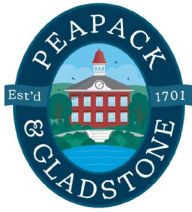
INTRODUCTION OF ORDINANCE 1157-2025 *AN ORDINANCE AMENDING CHAPTER 14 OF THE REVISED GENERAL ORDINANCES OF THE BOROUGH OF PEAPACK AND GLADSTONE TO ESTABLISH STANDARDS FOR MAINTENANCE OF ROAD RIGHTS-OF-WAY*

11. RESOLUTIONS

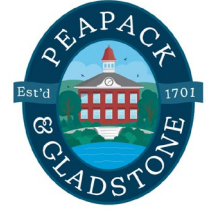
RESOLUTION NO. 112–25 *Resolution Endorsing the Fourth Round Housing Element and Fair Share Plan*

RESOLUTION NO. 113–25 *Resolution Authorizing the Hiring of Seasonal Employees for Recreation’s 2025 Summer Camp and Other Summer Programs*

RESOLUTION NO. 114–25 *Resolution for Renewal of Plenary Retail Distribution Liquor License for the Period of July 1, 2025 to June 30, 2026 for Westie Three Dog, LLC*



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



JUNE 17, 2025

7:00 PM – REGULAR MEETING

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

<https://www.youtube.com/channel/UC438FfqDK6dOgY42KoksqPQ>

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

RESOLUTION NO. 115–25 *Resolution for Renewal of Plenary Retail Consumption Liquor License for the Period of July 1, 2025 to June 30, 2026 for Gladstone Tavern*

RESOLUTION NO. 116–25 *Resolution for Renewal of Plenary Consumption Liquor License for the Period of July 1, 2025 to June 30, 2026- HEG Beverage, LLC*

RESOLUTION NO. 117–25 *Resolution for Renewal of Plenary Retail Distribution Liquor License for the Period of July 1, 2025 to June 30, 2026- Gladstone Wine & Liquors*

RESOLUTION NO. 118–25 *Resolution Acknowledging Automatic Renewal of 2023-2025 Cooperative Agreements Regarding Community Development Block Grant and Home Investment Partnership Program Activities*

RESOLUTION NO. 119--25 *Resolution of the Borough of Peapack and Gladstone Adopting the 2025 Somerset County Hazard Mitigation Plan*

RESOLUTION NO. 120–25 *Resolution Authorizing Award of Contract to Weatherproofing Technologies, INC. for the Borough of Peapack & Gladstone Municipal Building Phase II Roof Restoration*

RESOLUTION NO. 121–25 *Resolution Authorizing Award of Contract to Vortex Services for the Borough of Peapack & Gladstone CIPP Lining and Manhole Rehabilitation Project of the Brook Hollow Easement*

RESOLUTION NO. 122–25 *Resolution Authorizing Award of Contract to PMC Associates Wireless Communicators for Radios for Municipal Departments*

RESOLUTION NO. 123–25 *Resolution Accepting the Proposal from Riverview Paving, INC. for Milling and Paving Work on Holland Road, End of Highland Avenue, and Fowler Road*

RESOLUTION NO. 124–25 *Resolution for Approval to Reduce Sewer Bill Charges for Block 8.04, Lot 2, Account 416-0.*

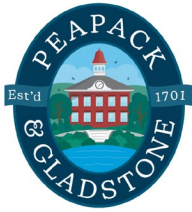
RESOLUTION NO. 125–25 *Resolution Authorizing the Mayor, Administrator, or Chief of Police, as Officers of the Borough, or Their Designees to Execute a Proprietary Service Agreement, on Behalf of the Police Department, with Visual Computer Solutions, INC for Services and Administration of the Borough's Off-Duty Assignments for Police Officers*

RESOLUTION NO. 126–25 *Resolution Authorizing Borough Police Department to Participate in Distracted Driving for the June Distracted Driving Enforcement Mobilization June 1-21, 2025.*

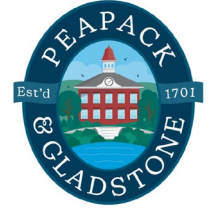
RESOLUTION NO. 127–25 *Resolution for Appointing Class II Special Law Enforcement Officers*

RESOLUTION NO. 130-25 *Resolution to Authorize the Execution of Bethel Ridge Corp. and PG Affordable Housing, INC, Block 20, Lot 1.03 (Peapack-Gladstone Affordable Housing Smith Tract) Treatment Works Approval Application*

RESOLUTION NO. 131-25 *Resolution to Appoint Thomas Byrne Jr. as Subcode Fire Inspector*



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



JUNE 17, 2025

7:00 PM – REGULAR MEETING

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

<https://www.youtube.com/channel/UC438FfqDK6dOgY42KoksqPQ>

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

11. BILLS LIST

RESOLUTION NO. 128-25 *Payment of Claims (Posted)*

*Approval of Bills as signed and listed on the Bill Payment List Total Amount: **\$560,737. 27***

12. COUNCIL REPORTS

Mayor Corigliano & Councilman Quartello

Councilwoman Sueta & Councilwoman Weible

Councilwoman Murphy & Councilman Quartello

Councilman Silva & Council President Sweeney

Council President Sweeney & Councilman Quartello

Councilman Quartello & Councilwoman Weible

Councilman Silva & Councilwoman Sueta

Steven K. Warner, Esq,

Nancy Bretzger

Mayor Corigliano

Finance

Sanitation & Sewer

Borough Property

Fire/First Aid Squad

Police

Roads & Transportation

Construction & Zoning

Legal

Administrator's Report

Mayor's Report

13. MAYOR'S EXECUTIVE SUMMARY

14. PUBLIC COMMENTS – 3 MINUTES PER PERSON – AGENDA ITEMS ONLY

15. EXECUTIVE SESSION

RESOLUTION NO. 129-25 Authorization for Executive Session for Certain Specified Purposes

- Contract Negotiations

16. ADJOURNMENT

**THE NEXT REGULAR MEETING OF THE MAYOR & COUNCIL WILL BE HELD ON
TUESDAY, JULY 8, 2025 AT 7:00PM**

RESOLUTION

BOROUGH OF PEAPACK AND GLADSTONE, SOMERSET COUNTY, NEW JERSEY

RESOLUTION NO. 112-25

TITLE: RESOLUTION ENDORSING THE FOURTH ROUND HOUSING ELEMENT AND FAIR SHARE PLAN

WHEREAS, the Borough of Peapack and Gladstone (hereinafter the “Borough”) has a demonstrated history of voluntary compliance as evidenced in its Third Round record; and

WHEREAS, pursuant to N.J.A.C. 5:96 and 5:97, 221 N.J. 1 (2015) (Mount Laurel IV), the Borough filed a Declaratory Judgment Complaint in the Superior Court, Law Division, seeking, among other things, a judicial declaration that its Third Round Housing Element and Fair Share Plan, to be amended as necessary, satisfied its “fair share,” of the regional need for low and moderate housing pursuant to the “Mount Laurel doctrine,” and,

WHEREAS, that culminated in a Court-approved Third Round Housing Element and Fair Share Plan and a Final Judgment of Compliance and Repose on June 16, 2022, entered by The Honorable Robert A. Ballard Jr., which precludes all Mount Laurel lawsuits including builder’s remedy lawsuits, until July 1, 2025; and,

WHEREAS, the Borough continues to incorporate and implement its Court approved Third Round Housing Element and Fair Share Plan; and,

WHEREAS, on March 20, 2024, Governor Murphy signed into law P.L. 2024, c.2. which amended the 1985 Fair Share Housing Act (hereinafter the “Amended FHA”); and,

WHEREAS, in accordance with the Amended FHA in the Administrative Office of the Courts Directive #14-24, the Borough filed a timely Fourth Round Declaratory Judgment

Complaint (“DJ Complaint”) with the Affordable Housing Dispute Resolution Program (the “Program”) on January 22, 2025; and,

WHEREAS, the Borough disputed the prospective need proposed by the DCA formulation of 75 and opined that its prospective need was 57 and the present need as indicated as the DCA as 10; and,

WHEREAS, the Fair Share Housing Center filed an Answer to the Declaratory Judgment as did the New Jersey Builders and Homeowners Association objecting to the position taken by the Borough; and,

WHEREAS, pursuant to the Amended FHA and the Administrative Office of the Court’s Directive #14-24, the Borough and the Fair Share Housing Center entered into negotiations as part of the Affordable Housing Dispute Resolution Program (the “Program”) and the New Jersey Builders and Homeowners Association notified the Program in writing that their counsel would not participate in the settlement negotiations and would not object to any settlement reached between the municipality and the Fair Share Housing Center; and,

WHEREAS, a settlement was entered indicating that the Borough’s Fair Share Housing obligation for present need is 10 and the prospective need is 62 units; and,

WHEREAS, an Order was entered by The Honorable William G. Mennen to that affect on April 28, 2025; and,

WHEREAS, the Borough adopted a binding Resolution that its Fourth Round Obligation included a present need of 10 units and a prospective of 62 units; and,

WHEREAS, the Borough authorized the preparation of a Fourth Round Housing Element and Fair Share Plan to be prepared by the Board Planner, John Szabo of Burgis & Associates; and,

WHEREAS, upon notice duly provided pursuant to N.J.S.A. 40:55D-13 that the Land Use Board of the Borough held a public hearing on the Fourth Round Housing Element and Fair Share Plan on June 4, 2025; and,

WHEREAS, the Land Use Board determined after hearing testimony from its Planner and the public that the attached Fourth Round Housing Element and Fair Share Plan is consistent with the goals and objectives of the Borough's current Master Plan and that the adoption and implementation of the Fourth Round Housing Element and Fair Share Plan is in the public interest and protects the public health and safety and promotes the general welfare;

WHEREAS, on the 4th day of June 2025, the Land Use Board adopted the Fourth Round Housing Element and Fair Share Plan and recommended it to the Mayor and Council for endorsement.

NOW THEREFORE BE IT RESOLVED, on this 17th day of June 2025, that the Mayor and Council of the Borough of Peapack and Gladstone, County of Somerset, State of New Jersey, hereby endorses the Fourth Round Housing Element and Fair Share Plan as adopted by the Borough of Peapack and Gladstone Land Use Board; and

BE IT FURTHER RESOLVED that the Mayor and Council of the Borough of Peapack and Gladstone, pursuant to the provisions of the Administrative Office of the Courts Directive #14-24, submits this Resolution as a petition for compliance certification of the Fourth Round Housing Element and Fair Share Plan to the Department of Community Affairs for review and certification.

(continued)

Introduced	Seconded	Borough Council	Aye	Nay	Abstain	Absent
		Jamie Murphy				
		Eric L. Quartello				
		Sergio Silva				
		Julie M. Sueta				
		John Sweeney				
		Jill Weible				

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 JUNE 17, 2025.

NANCY A. BRETZGER
BOROUGH CLERK

MARK A. CORIGLIANO
MAYOR

RESOLUTION

BOROUGH OF PEAPACK AND GLADSTONE, SOMERSET COUNTY, NEW JERSEY

RESOLUTION NO. 113-25

TITLE: RESOLUTION AUTHORIZING THE HIRING OF SEASONAL EMPLOYEES FOR RECREATION'S 2025 SUMMER CAMP AND OTHER SUMMER PROGRAMS

WHEREAS the Recreation Department is running a Summer Recreation Camp and other summer programs from June 1, 2025 to August 31, 2025; and

WHEREAS there is a need for Recreation Assistants to help with these programs; and

WHEREAS the recreation department would like to hire the following individual to help assist at these programs:

Counselor in Training (CIT- Volunteer)

Anastasia Weible

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 is hereby hired as a seasonal employee of the Recreation Department in the Borough of Peapack & Gladstone, with an effective starting date of June 1, 2025 and ending around August 31, 2025.

Introduced	Seconded	Borough Council	Aye	Nay	Abstain	Absent
		Jamie Murphy				
		Eric L. Quartello				
		Sergio Silva				
		Julie M. Sueta				
		John Sweeney				
		Jill Weible				

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 JUNE 17, 2025.

NANCY A. BRETZGER
BOROUGH CLERK

MARK A. CORIGLIANO
MAYOR

RESOLUTION

BOROUGH OF PEAPACK AND GLADSTONE, SOMERSET COUNTY, NEW JERSEY

RESOLUTION NO. 114-25

TITLE: RESOLUTION FOR RENEWAL OF PLENARY RETAIL DISTRIBUTION LIQUOR LICENSE FOR THE PERIOD OF JULY 1, 2025 TO JUNE 30, 2026 FOR WESTIE THREE DOG, LLC

BE IT RESOLVED by the Mayor and Council of the Borough of Peapack & Gladstone that pursuant to R.S. Title 33 et seq., the following has made application for the annual renewal of their liquor license in the Borough of Peapack & Gladstone; and

BE IT FURTHER RESOLVED that the Mayor and Council of the Borough of Peapack & Gladstone, County of Somerset, State of New Jersey, approve said license effective July 1, 2025.

Renewal Term: 07/01/2025 to 06/30/2026

License Number: 1815-44-002-004

License Type: Plenary Retail Distribution License

Licensee: Westie Three Dog, LLC

Licensee Mailing Address: PO Box 310, Peapack, NJ 07977

Establishment: Peapack Fine Wines, Inc.

Address: 159 Main Street, Peapack, NJ 07977

Introduced	Seconded	Borough Council	Aye	Nay	Abstain	Absent
		Jamie Murphy				
		Eric L. Quartello				
		Sergio Silva				
		Julie M. Sueta				
		John Sweeney				
		Jill Weible				

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 JUNE 17, 2025.

NANCY A. BRETZGER
BOROUGH CLERK

MARK A. CORIGLIANO
MAYOR

RESOLUTION

BOROUGH OF PEAPACK AND GLADSTONE, SOMERSET COUNTY, NEW JERSEY

RESOLUTION NO. 115-25

TITLE: RESOLUTION FOR RENEWAL OF PLENARY RETAIL CONSUMPTION LIQUOR LICENSE FOR THE PERIOD OF JULY 1, 2025 TO JUNE 30, 2026 FOR GLADSTONE TAVERN

BE IT RESOLVED by the Mayor and Council of the Borough of Peapack & Gladstone that pursuant to R.S. Title 33 et seq., the following has made application for the annual renewal of their liquor license in the Borough of Peapack & Gladstone; and

BE IT FURTHER RESOLVED that the Mayor and Council of the Borough of Peapack & Gladstone, County of Somerset, State of New Jersey, approve said license effective July 1, 2025.

Renewal Term: 07/01/2025 to 06/30/2026

License Number: 1815-33-001-006

License Type: Plenary Retail Consumption License

Licensee: Gladstone Tavern, LLC

Licensee Mailing Address: 273 Main Street, Gladstone, NJ 07934

Establishment: Gladstone Tavern

Address: 273 Main Street, Gladstone, NJ 07934

Introduced	Seconded	Borough Council	Aye	Nay	Abstain	Absent
		Jamie Murphy				
		Eric L. Quartello				
		Sergio Silva				
		Julie M. Sueta				
		John Sweeney				
		Jill Weible				

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 JUNE 17, 2025.

NANCY A. BRETZGER
BOROUGH CLERK

MARK A. CORIGILANO
MAYOR

RESOLUTION

BOROUGH OF PEAPACK AND GLADSTONE, SOMERSET COUNTY, NEW JERSEY

RESOLUTION NO.116-25

TITLE: RESOLUTION FOR RENEWAL OF PLENARY RETAIL CONSUMPTION LIQUOR LICENSE FOR THE PERIOD OF JULY 1, 2025 TO JUNE 30, 2026 FOR HEG BEVERAGE, LLC

BE IT RESOLVED by the Mayor and Council of the Borough of Peapack & Gladstone that pursuant to R.S. Title 33 et seq., the following has made application for the annual renewal of their liquor license in the Borough of Peapack & Gladstone; and

BE IT FURTHER RESOLVED that the Mayor and Council of the Borough of Peapack & Gladstone, County of Somerset, State of New Jersey, approve said license effective July 1, 2025.

Renewal Term: 07/01/2025 to 06/30/2026

License Number: 1815-33-005-015

License Type: Plenary Retail Consumption License

Licensee: HEG Beverage, LLC

Licensee Mailing Address: 200 Paxon Hollow Road, Media, PA 19063

Establishment: Red Horse Motoring Club

Address: 163-165 Main Street, Peapack, NJ 07977

Introduced	Seconded	Borough Council	Aye	Nay	Abstain	Absent
		Jamie Murphy				
		Eric L. Quartello				
		Sergio Silva				
		Julie M. Sueta				
		John Sweeney				
		Jill Weible				

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 JUNE 17, 2025.

NANCY A. BRETZGER
BOROUGH CLERK

MARK A. CORIGLIANO
MAYOR

RESOLUTION

BOROUGH OF PEAPACK AND GLADSTONE, SOMERSET COUNTY, NEW JERSEY

RESOLUTION NO. 117-25

TITLE: RESOLUTION FOR RENEWAL OF PLENARY RETAIL DISTRIBUTION LIQUOR LICENSE FOR THE PERIOD OF JULY 1, 2025 TO JUNE 30, 2026-GLADSTONE WINE & LIQUORS

BE IT RESOLVED by the Mayor and Council of the Borough of Peapack & Gladstone that pursuant to R.S. Title 33 et seq., the following has made application for the annual renewal of their liquor license in the Borough of Peapack & Gladstone; and

BE IT FURTHER RESOLVED that the Mayor and Council of the Borough of Peapack & Gladstone, County of Somerset, State of New Jersey, approve said license effective July 1, 2025.

Renewal Term: 07/01/2025 to 06/30/2026

License Number: 1815-44-004-008

License Type: Plenary Retail Distribution License

Licensee: Gladstone Wine & Liquors, LLC

Licensee Mailing Address: PO Box 300, 258 Main Street, Store #5, Gladstone, NJ 07934

Establishment: Gladstone Wine & Liquors

Address: 258 Main Street, Store #5, Gladstone, NJ 07934

Introduced	Seconded	Borough Council	Aye	Nay	Abstain	Absent
		Jamie Murphy				
		Eric L. Quartello				
		Sergio Silva				
		Julie M. Sueta				
		John Sweeney				
		Jill Weible				

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 JUNE 17, 2025.

NANCY A. BRETZGER
BOROUGH CLERK

MARK A. CORIGLIANO
MAYOR

RESOLUTION

BOROUGH OF PEAPACK AND GLADSTONE, SOMERSET COUNTY, NEW JERSEY

RESOLUTION NO. 118-25

**TITLE: RESOLUTION ACKNOWLEDGING AUTOMATIC RENEWAL OF 2023-2025
COOPERATION AGREEMENTS REGARDING
COMMUNITY DEVELOPMENT BLOCK GRANT AND
HOME INVESTMENT PARTNERSHIP PROGRAM ACTIVITIES**

WHEREAS, Title I of the Housing and Community Development Act of 1974 provides for substantial federal funds being made available to certain urban counties for use therein; and

WHEREAS, the Community Development Block Grant Program and the HOME Investment Partnership Programs have benefited the County as a whole and have provided a unique opportunity for intermunicipal cooperation; and

WHEREAS, the program has provided substantial benefits to persons of low and moderate income including the elderly and disabled, and that these benefits would be lost without a renewal of the County cooperation agreement; and

WHEREAS, Peapack & Gladstone Borough desires to
(insert name of municipality)
preserve benefits of the Community Development Block Grant Program and the HOME Investment Partnership Programs for the County by renewing its participation in the Somerset County Community Development Consortium; and

WHEREAS, the Shared Services and Consolidation Act (NJSA 40A:65-1) provides a mechanism through which counties and municipalities may enter into agreements for the provision of joint services; and

WHEREAS, (NJSA 40A:65-1) provides that authorization for participation in such a cooperative program must be by resolution:

NOW, THEREFORE, BE IT RESOLVED, by Peapack & Gladstone Borough,
County of Somerset, New Jersey, that: (insert name of municipality)

1. It does hereby authorize continued participation in the Somerset County Community Development Consortium or Urban County.
2. It does hereby authorize, ratify and confirm a certain agreement (hereinafter referred to as "Contract") between the Peapack & Gladstone Borough and
(insert name of municipality)

Somerset County entitled "Agreement Between the County of Somerset and Certain Municipalities Located Therein For the Establishment of Cooperative Means of Conducting Certain Community Development Activities" and is further authorized to amend language that is contained in the existing agreement to comply with new requirements from the Department of Housing and Urban Development. This agreement shall automatically renew in every successive qualification period unless notice that it wishes to withdraw is provided to HUD and Somerset County.

3. It hereby authorizes full participation by the Peapack & Gladstone Borough
(insert name of municipality)

in all aspects of the activities provided for within said Contract pursuant to the terms and conditions as more fully set forth in said Contract.

4. It hereby incorporates said Agreement into this Resolution by reference, as if fully set forth herein.
5. The Mayor and Municipal Clerk are hereby authorized to execute the Contract with the County and Copy of said Contract will remain filed in the Office of the Municipal Clerk for public inspection.

Introduced	Seconded	Borough Council	Aye	Nay	Abstain	Absent
		Jamie Murphy				
		Eric L. Quartello				
		Sergio Silva				
		Julie M. Sueta				
		John Sweeney				
		Jill Weible				

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 JUNE 17, 2025.

NANCY A. BRETZGER
BOROUGH CLERK

MARK A. CORIGLIANO
MAYOR

RESOLUTION

BOROUGH OF PEAPACK AND GLADSTONE, SOMERSET COUNTY, NEW JERSEY

RESOLUTION NO. 119-25

TITLE: A RESOLUTION OF THE BOROUGH OF PEAPACK AND GLADSTONE ADOPTING THE 2025 SOMERSET COUNTY HAZARD MITIGATION PLAN

WHEREAS, the Mayor and Council of the Borough of Peapack and Gladstone recognizes the threat that natural hazards pose to people and property within Peapack and Gladstone; and

WHEREAS, the Borough of Peapack and Gladstone has prepared a multi-hazard mitigation plan, hereby known as the 2025 Somerset County Hazard Mitigation Plan in accordance with the Disaster Mitigation Act of 2000; and

WHEREAS the 2025 Somerset County Hazard Mitigation Plan identifies mitigation goals and actions to reduce or eliminate long-term risk to people and property in Peapack and Gladstone from the impacts of future hazards and disasters; and

WHEREAS the adoption by the Mayor and Council of Peapack and Gladstone demonstrates their commitment to hazard mitigation and achieving the goals outlined in the 2025 Somerset County Hazard Mitigation Plan.

NOW THEREFORE, BE IT RESOLVED BY THE BOROUGH OF PEAPACK AND GLADSTONE, NEW JERSEY, THAT:

Section 1. The Mayor and Council adopts the 2025 Somerset County Hazard Mitigation Plan. This plan, approved by the community, may be edited or amended after submission for review, but will not require the community to re-adopt any further iterations. This only applies to this specific plan and does not absolve the community from updating the plan in 5 years.

Introduced	Seconded	Borough Council	Aye	Nay	Abstain	Absent
		Jamie Murphy				
		Eric L. Quartello				
		Sergio Silva				
		Julia M. Sueta				
		John Sweeney				
		Jill Weible				

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 JUNE 17, 2025.

NANCY A. BRETZGER
BOROUGH CLERK

MARK A. CORIGLIANO
MAYOR

RESOLUTION

BOROUGH OF PEAPACK & GLADSTONE, SOMERSET COUNTY, NEW JERSEY

RESOLUTION NO. 120-25

TITLE: RESOLUTION AUTHORIZING AWARD OF CONTRACT TO WEATHERPROOFING TECHNOLOGIES, INC. FOR THE BOROUGH OF PEAPACK & GLADSTONE MUNICIPAL BUILDING PHASE II ROOF RESTORATION

WHEREAS, the Borough has received a quote of \$210,392.00 from Weatherproofing Technologies, Inc for the Municipal Building Phase II Roof Restoration Project.

NOW, THEREFORE, BE IT RESOLVED that the Governing Body of the Borough of Peapack and Gladstone, County of Somerset, State of New Jersey authorizes the Borough to enter into a contract with Weatherproofing Technologies, Inc. as described herein amount not to exceed \$210,392.00. This amount will be appropriated from account 04-215-55-000-1150B.

Introduced	Seconded	Borough Council	Aye	Nay	Abstain	Absent
		Jamie Murphy				
		Eric L. Quartello				
		Sergio Silva				
		Julie M. Sueta				
		John Sweeney				
		Jill Weible				

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 JUNE 17, 2025.

NANCY A. BRETZGER
BOROUGH CLERK

MARK A. CORIGLIANO
MAYOR

RESOLUTION

BOROUGH OF PEAPACK & GLADSTONE, SOMERSET COUNTY, NEW JERSEY

RESOLUTION NO. 121-25

TITLE: RESOLUTION AUTHORIZING AWARD OF CONTRACT TO VORTEX SERVICES FOR THE BOROUGH OF PEAPACK & GLADSTONE FOR CIPP LINING AND MANHOLE REHABILITATION PROJECT OF THE BROOK HOLLOW EASEMENT

WHEREAS, the Borough has received a quote of \$136,800.00 from Vortex Services for the rehabilitation of the CIPP Lining and Manhole Rehabilitation Project.

NOW, THEREFORE, BE IT RESOLVED that the Governing Body of the Borough of Peapack and Gladstone, County of Somerset, State of New Jersey authorizes the Borough to enter into a contract with Vortex Services as described herein amount not to exceed \$136,800.00. This amount will be appropriated from account 08-215-55-000-1154H.

Introduced	Seconded	Borough Council	Aye	Nay	Abstain	Absent
		Jamie Murphy				
		Eric L. Quartello				
		Sergio Silva				
		Julie M. Sueta				
		John Sweeney				
		Jill Weible				

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 JUNE 17, 2025.

NANCY A. BRETZGER
BOROUGH CLERK

MARK A. CORIGLIANO
MAYOR

FINANCE CERTIFICATION

I, Olu Ochei, CFO of the Borough of Peapack & Gladstone hereby certify that these funds for the above-named agreement will be appropriated from account 08-215-55-000-1154H.

Olu Ochei, CFO

RESOLUTION

BOROUGH OF PEAPACK & GLADSTONE, SOMERSET COUNTY, NEW JERSEY

RESOLUTION NO. 122-25

TITLE: RESOLUTION AUTHORIZING AWARD OF CONTRACT TO PMC ASSOCIATES WIRELESS COMMUNICATORS FOR THE BOROUGH OF PEAPACK & GLADSTONE FOR MUNICIPAL DEPARTMENTS

WHEREAS, the Borough has received a quote of \$160,000.00 from PMC Associates Wireless Communicators for Municipal Departments.

NOW, THEREFORE, BE IT RESOLVED that the Governing Body of the Borough of Peapack and Gladstone, County of Somerset, State of New Jersey authorizes the Borough to enter into a contract with PMC Associates Wireless Communicators as described herein amount not to exceed \$160,000.00. This amount will be appropriated from account 04-215-55-000-1150C.

Introduced	Seconded	Borough Council	Aye	Nay	Abstain	Absent
		Jamie Murphy				
		Eric L. Quartello				
		Sergio Silva				
		Julie M. Sueta				
		John Sweeney				
		Jill Weible				

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 JUNE 17, 2025.

NANCY A. BRETZGER
BOROUGH CLERK

MARK A. CORIGLIANO
MAYOR

FINANCE CERTIFICATION

I, Olu Ochei, CFO of the Borough of Peapack & Gladstone hereby certify that these funds for the above-named agreement will be appropriated from account 04-215-55-000-1150C.

Olu Ochei, CFO

BOROUGH OF PEAPACK & GLADSTONE

RESOLUTION NO. 123-25

TITLE: RESOLUTION ACCEPTING THE PROPOSAL FROM RIVERVIEW PAVING, INC. FOR MILLING AND PAVING WORK ON HOLLAND ROAD, END OF HIGHLAND AVENUE, AND FOWLER ROAD

WHEREAS, the Governing Body of the Borough of Peapack & Gladstone wishes to retain the services of Riverview Paving, Inc. through the 24-304 Morris County Cooperative Contract 6 to do milling and paving on Holland Road, End of Highland Avenue, and Fowler Road; and

WHEREAS, the total amount of this contract shall be for an amount not to exceed \$99,500.00; and

WHEREAS, \$99,500.00 for the milling and paving for Holland Road, End of Highland Avenue, and Fowler Road will be taken from account (04-215-55-000-1150A).

NOW THEREFORE BE IT RESOLVED, by the Borough of Peapack & Gladstone, County of Somerset, State of New Jersey that it does ratify, confirm and approve the milling and paving on Holland Road, End of Highland Avenue, and Fowler Road with Riverview Paving, Inc. through the Morris County Cooperative 24-304 Contract 6 for an amount no to exceed \$99,500.00. There are adequate funds for this in account 04-215-55-000-1150A.

Introduced	Seconded	Borough Council	Aye	Nay	Abstain	Absent
		Jamie Murphy				
		Eric L. Quartello				
		Sergio Silva				
		Julie M. Sueta				
		John Sweeney				
		Jill Weible				

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 JUNE 17, 2025.

NANCY A. BRETZGER
BOROUGH CLERK

MARK A. CORIGLIANO
MAYOR

FINANCE CERTIFICATION

I, Olu Ochei, CFO of the Borough of Peapack & Gladstone hereby certify that there are adequate funds available for the above-named agreement in account 04-215-55-000-1150A.

Olu Ochei, CFO

DRAFT

RESOLUTION

BOROUGH OF PEAPACK AND GLADSTONE, SOMERSET COUNTY, NEW JERSEY

RESOLUTION NO. 124-25

TITLE: RESOLUTION FOR APPROVAL TO REDUCE SEWER BILL CHARGES FOR BLOCK 8.04, LOT 2, ACCOUNT #416 -0

WHEREAS the owner of Block 8.04, Lot 2, Brittany O'Brien, located at 4 Lincroft Drive has formally appealed their sewer bill 2025; and

WHEREAS Ms. O'Brien has stated that there was a leak in the house during December of 2024 and it has now been repaired; and

WHEREAS the sewer committee has approved a reduction of the 2025 bill of \$1,144.00 to bring the 2025 bill to \$736.00; and

WHEREAS the reduction will cause a balance of \$164.00 for the 2025 sewer bill.

NOW, THEREFORE BE IT RESOLVED, that the 2025 sewer billing against Block 8.04, Lot 2, Account #416-0 be reduced by \$408.16 and that the Utility Collector is authorized to apply this credit appropriately, and be relieved of the collection of same.

Introduced	Seconded	Borough Council	Aye	Nay	Abstain	Absent
		Jamie Murphy				
		Eric L. Quartello				
		Sergio Silva				
		Julia M. Sueta				
		John Sweeney				
		Jill Weible				

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 JUNE 17, 2024.

NANCY A. BRETZGER
BOROUGH CLERK

MARK A. CORIGLIANO
MAYOR

RESOLUTION

BOROUGH OF PEAPACK AND GLADSTONE, SOMERSET COUNTY, NEW JERSEY

RESOLUTION NO. 125-25

TITLE: RESOLUTION AUTHORIZING THE MAYOR, ADMINISRATOR, OR CHIEF OF POLICE, AS OFFICERS OF THE BOROUGH, OR THEIR DESIGNEES TO EXECUTE A PROPRIETARY SERVICE AGREEMENT, ON BEHALF OF THE POLICE DEPARTMENT, WITH VISUAL COMPUTER SOLUTIONS, INC. FOR SERVICES AND ADMINISTRATION OF THE BOROUGH'S OFF-DUTY ASSIGNMENTS FOR POLICE OFFICERS.

WHEREAS, in accordance with § 31.17 of the Borough Code, the Borough of Peapack and Gladstone Police Department desires to enter a Proprietary Service Agreement with Visual Computer Solutions, Inc. for services and administration of the Borough's off-duty assignments for police officers, known as Jobs4Blue Services; and

WHEREAS, Visual Computer Solutions, Inc. has presented a proposal for Professional Services relating to scheduling off-duty officers to work for requests from citizens or businesses that require off-duty services; and

WHEREAS, Visual Computer Solutions, Inc. does not charge the Borough for these services; and

WHEREAS, Visual Computer Solutions, Inc. charges the citizens or businesses that request the off-duty services; and

WHEREAS, Visual Computer Solutions, Inc. charges and collects a fee equal to eight percent (8%) of the total computation of costs (including police officer compensation, administrative fees, and police vehicle fees, as provided in § 31.17i) charged to such citizens or businesses require off-duty police services

NOW, THEREFORE, BE IT RESOLVED, by the Borough Council of the Borough of Peapack and Gladstone, Somerset County, State of New Jersey, that the Borough hereby awards the work to Visual Computer Solutions, Inc. for the Jobs4Blue Services and further authorizes the Mayor, Administrator, or Chief of Police, or their designees, to execute the Proprietary Service Agreement.

Introduced	Seconded	Borough Council	Aye	Nay	Abstain	Absent
		Jamie Murphy				
		Eric L. Quartello				
		Sergio Silva				
		Julie M. Sueta				
		John Sweeney				
		Jill Weible				

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 MAY 27, 2025.

NANCY A. BRETZGER
BOROUGH CLERK

MARK A. CORIGLIANO
MAYOR

RESOLUTION

BOROUGH OF PEAPACK AND GLADSTONE, SOMERSET COUNTY, NEW JERSEY

RESOLUTION NO. 126-25

TITLE: RESOLUTION AUTHORIZING BOROUGH POLICE DEPARTMENT TO PARTICIPATE IN DISTRACTED DRIVING FOR THE JUNE DISTRACTED DRIVING ENFORCEMENT MOBILIZATION JUNE 1-21, 2025

WHEREAS, the June 2025 Distracted Driving Enforcement Mobilization allows Police Departments to conduct pre-enforcement patrols for Distracted Driving. The June Distracted Driving Mobilization will be conducted between the dates of June 1-21, 2025 for a total of 20 hours, for a rate of \$70.00 per hour and a maximum amount of \$1,400.00; and

WHEREAS, the Borough of Peapack & Gladstone Police Department wishes to take advantage of this campaign.

NOW, THEREFORE, BE IT RESOLVED that the Mayor and Council of the Borough of Peapack & Gladstone, County of Somerset, State of New Jersey do hereby approve the submission of said campaign application.

Introduced	Seconded	Borough Council	Aye	Nay	Abstain	Absent
		Jamie Murphy				
		Eric L. Quartello				
		Sergio Silva				
		Julie M. Sueta				
		John Sweeney				
		Jill Weible				

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 JUNE 17, 2025.

NANCY A. BRETZGER
BOROUGH CLERK

MARK A. CORIGLIANO
MAYOR

RESOLUTION

BOROUGH OF PEAPACK AND GLADSTONE, SOMERSET COUNTY, NEW JERSEY

RESOLUTION NO. 127-25

TITLE: RESOLUTION APPOINTING CLASS II SPECIAL LAW ENFORCEMENT OFFICERS

WHEREAS, the Chief of Police recommends that the Borough of Peapack and Gladstone ("Borough") hire two (2) Class II Special Law Enforcement Officers (SLEO II) for the Police Department; and

WHEREAS, the Mayor and Council of the Borough agree with the Chief of Police and desire to approve his recommendation, finding the hiring in the Borough's best interests.

NOW THEREFORE BE IT RESOLVED, by the Mayor and Council of the Borough, that the following individuals, who have met the pre-employment requirements and conditions of the position, be and are hereby appointed to the position of SLEO II in the Borough's Police Department, effective upon their start of the police academy.

- Christina Cernuto
- Scott Jordan

NOW THEREFORE BE IT FURTHER RESOLVED, by the Mayor and Council of the Borough, that the above-named individuals will be sent to the Police Academy at the expense of the Borough with the understanding that should they voluntarily leave the Borough's employ within 2 years of completing the Police Academy, the Borough will seek from them reimbursement for tuition costs incurred by the Borough.

Introduced	Seconded	Borough Council	Aye	Nay	Abstain	Absent
		Jamie Murphy				
		Eric L. Quartello				
		Sergio Silva				
		Julie M. Sueta				
		John Sweeney				
		Jill Weible				

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 JUNE 17, 2025.

NANCY A. BRETZGER
BOROUGH CLERK

MARK A. CORIGILANO
MAYOR

RESOLUTION

BOROUGH OF PEAPACK & GLADSTONE, SOMERSET COUNTY, NEW JERSEY

RESOLUTION NO. 128-25

TITLED: 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
		Jamie Murphy				
		Eric L. Quartello				
		Sergio Silva				
		Julie M. Sueta				
		John Sweeney				
		Jill Weible				

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 JUNE 17, 2025.

NANCY A. BRETZGER
BOROUGH CLERK

MARK A. CORIGLIANO
MAYOR

RESOLUTION

BOROUGH OF PEAPACK & GLADSTONE, SOMERSET COUNTY, NEW JERSEY

RESOLUTION NO. 129-25

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. Contract Negotiations- First Aid Squad

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
		Jamie Murphy				
		Eric L. Quartello				
		Sergio Silva				
		Julie M. Sueta				
		John Sweeney				
		Jill Weible				

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 JUNE 17, 2025.

NANCY A. BRETZGER
BOROUGH CLERK

MARK CORIGLIANO
MAYOR

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

RESOLUTION NO. 130-25

TITLE: RESOLUTION TO AUTHORIZE THE EXECUTION OF BETHEL RIDGE CORP. AND PG AFFORDABLE HOUSING, INC, BLOCK 20, LOT 1.03 (PEAPACK-GLADSTONE AFFORDABLE HOUSING SMITH TRACT) TREATMENT WORKS APPROVAL APPLICATION

WHEREAS Bethel Ridge Corp and PG Affordable Housing INC, owners of Block 20, Lot 1.03 has recently been approved by the Borough of Peapack & Gladstone Land Use Board for the construction of 20 Affordable Units and 2 Group Homes (4 bedrooms each home)

WHEREAS the Borough Engineer has reviewed the Treatment Works Approval ("TWA") application submitted by Gladstone Design, Inc. on behalf of the owners for the development, and recommended that the application be endorsed by the Borough.

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 Treatment Works Approval ("TWA") application submitted by Gladstone Design, Inc. on behalf of the Bethel Ridge Corp and PG Affordable Housing, Inc for the development on Block 20 Lot 1.03 which application is annexed hereto and made a part hereof.

Introduced	Seconded	Borough Council	Aye	Nay	Abstain	Absent
		Jamie Murphy				
		Eric L. Quartello				
		Sergio Silva				
		Julie M. Sueta				
		John Sweeney				
		Jill Weible				

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 JUNE 17, 2025.

NANCY A. BRETZGER
BOROUGH CLERK

MARK A. CORIGLIANO
MAYOR

RESOLUTION

BOROUGH OF PEAPACK AND GLADSTONE, SOMERSET COUNTY, NEW JERSEY

RESOLUTION NO. 131-25

TITLE: RESOLUTION TO APPOINT THOMAS BYRNE, JR. AS SUBCODE FIRE INSPECTOR

WHEREAS, the Subcode Fire Inspector resigned his position; and

WHEREAS, the Borough is in need of a Subcode Fire Inspector; and

WHEREAS, Thomas Byrne Jr. who is a part-time Subcode Fire Inspector with Harding Township and has over 30 years of experience; and

WHEREAS, the Borough Administrator recommends that Thomas Byrne Jr. be hired to fill the 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 Thomas Byrne Jr. is hereby appointed as Subcode Fire Inspector in the Borough of Peapack & Gladstone Construction Department and will be for 4 hours per week paid at a salary of \$55.00 per hour, with an effective starting date of June 19, 2025.

Introduced	Seconded	Borough Council	Aye	Nay	Abstain	Absent
		Jamie Murphy				
		Eric L. Quartello				
		Sergio Silva				
		Julie Sueta				
		John Sweeney				
		Jill Weible				

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 JUNE 17, 2025.

NANCY A. BRETZGER
BOROUGH CLERK

MARK A. CORIGLIANO
MAYOR