

BOROUGH of  
**PEAPACK &  
GLADSTONE**

[www.peapackgladstone.org](http://www.peapackgladstone.org)

1 School Street, PO Box 218, Peapack, NJ 07977 • 908-234-2250

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The Borough Council Meeting on  
**JULY 8, 2025 AT 7:00PM**  
will be virtual through *Go To Meeting*

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

<https://meet.goto.com/651603637>

You can also dial in using your phone.

Access Code:

651-603-637

United States:

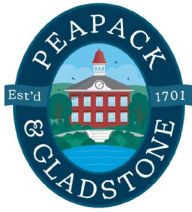
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All members of the public, that will be logged in virtually will be placed on mute by the host.

1. If you would like to speak during the public comment portion of the meeting, you will need to let the host know by typing your name in the chat box.
2. The host will unmute you when it is your turn to speak.
3. When it is your turn to speak, please state your name and address.
4. Once you are done speaking, the host will mute you again.



**MAYOR & COUNCIL  
THE BOROUGH OF PEAPACK & GLADSTONE,  
BOROUGH COUNCIL MEETING AGENDA  
JULY 8, 2025  
7:00 PM – REGULAR MEETING  
Location: Virtual Via GO TO MEETING**

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**1. CALL TO ORDER**

**2. SUNSHINE NOTICE**

*“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**

- Park House Renovation and Presentation

**7. NEW BUSINESS**

- Right to Farm: Agricultural Animals- Residential Zones

**8. MISCELLANEOUS DISCUSSION/APPROVALS**

**9. READING AND APPROVAL OF MINUTES**

Regular Meeting Minutes June 17, 2025

Executive Session Meeting Minutes June 17, 2025

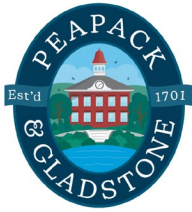
**10. ORDINANCES**

**PUBLIC HEARING FOR 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**

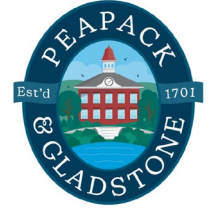
**RESOLUTION NO.132–25** Resolution Authorizing a Person-to-Person Transfer of Liquor License- 1815-44-002-005- Peapack Fine Wines LLC

**RESOLUTION NO.133–25** Resolution Authorizing a Person-to-Person Transfer of Liquor License- 1815-44-004-009- Gladstone Wines LLC



**MAYOR & COUNCIL**  
**THE BOROUGH OF PEAPACK & GLADSTONE,**  
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**RESOLUTION NO.134–25** *Resolution to Refund Lienholder for Redemption of Lien #24-00006 on Block 18 Lot 1*

**RESOLUTION NO.135–25** *Resolution Authorizing Refund of Sewer Tax Payment Made in Error by Previous Property Owner for Block 2.02, Lot 7f*

**RESOLUTION NO.136–25** *Resolution to Extend the Grace Period on the 2025 Third Quarter Tax Installment*

**RESOLUTION NO.137–25** *Resolution Authorizing Award of Contract to Reassessment Services, LLC to Perform Professional Appraisal Inspections and Related Services in Connection with the 2025 Borough Wide Reassessment Program*

**RESOLUTION NO.138–25** *Resolution Authorizing Borough Police Department to Participate in Distracted Driving for the July National Distracted Driving Enforcement Mobilization, July 1- July 21, 2025*

**RESOLUTION NO.139–25** *Resolution Authorizing Borough Police Department to Participate in 2025 4<sup>th</sup> of July Safe Passage Event from July 3, 2025 to July 6, 2025*

**RESOLUTION NO. 140–25** *Resolution to Appoint Brandon J. Ferrante as Seasonal to the Borough Department of Public Works Laborer*

**12. BILLS LIST**

**RESOLUTION NO.141-25** *Payment of Claims (Posted)*

*Approval of Bills as signed and listed on the Bill Payment List Total Amount: \$ 64,917.14*

**13. 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

**14. MAYOR'S EXECUTIVE SUMMARY**

**15. PUBLIC COMMENTS – 3 MINUTES PER PERSON – AGENDA ITEMS ONLY**



**MAYOR & COUNCIL  
THE BOROUGH OF PEAPACK & GLADSTONE,  
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**16. ADJOURNMENT**

**THE NEXT REGULAR MEETING OF THE MAYOR & COUNCIL WILL BE HELD ON  
TUESDAY, August 19, 2025 AT 7:00PM VIA GO TO MEETING VIRTUAL PLATFORM**

## RESOLUTION

BOROUGH OF PEAPACK AND GLADSTONE, SOMERSET COUNTY, NEW JERSEY

### RESOLUTION NO. 132-25

**TITLE: RESOLUTION AUTHORIZING A PERSON-TO-PERSON TRANSFER OF LIQUOR LICENSE - 1815-44-002-005**

**WHEREAS**, an application has been filed for a Person-to-Person transfer of Plenary Consumption License 1815-44-002-005 heretofore issued to, Westie Three Dog, LLC for an active license located at 159 Main St, Peapack, NJ; and

**WHEREAS**, the submitted application form is complete in all respects, the transfer fees have been paid, and the license has been properly renewed for the current license term; and

**WHEREAS**, the applicant is qualified to be licensed according to all standards established by Title 33 of the New Jersey Statutes, regulations promulgated thereunder, as well as pertinent local ordinances and conditions consistent with Title 33; and

**WHEREAS**, the applicant has disclosed and the issuing authority reviewed the source of all funds used in the purchase of the license and the licensed business and all additional financing obtained in connection with the licensed business.

**NOW, THEREFORE BE IT RESOLVED** by the Mayor and Borough Council of the Borough of Peapack & Gladstone does hereby approve, effective July 8, 2025, the Person-to-Person transfer of the aforesaid Plenary Consumption License, and does hereby direct the Borough Clerk to endorse the license certificate to the new ownership as follows: "This license, subject to all its terms and conditions, is hereby transferred to PEAPACK FINE WINES, LLC, AT THE LOCATION OF 159 Main St., Peapack, NJ 07977, effective July 8, 2025."

Introduced	Seconded	Borough Council	Aye	Nay	Abstain	Absent
		Jamie Murphy				
		Eric 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 JULY 8, 2025.*

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NANCY A. BRETZGER  
BOROUGH CLERK

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MARK CORIGLIANO  
MAYOR

## RESOLUTION

BOROUGH OF PEAPACK AND GLADSTONE, SOMERSET COUNTY, NEW JERSEY

### RESOLUTION NO.133-25

**TITLE: RESOLUTION AUTHORIZING A PERSON-TO-PERSON TRANSFER OF LIQUOR LICENSE - 1815-44-004-009**

**WHEREAS**, an application has been filed for a Person-to-Person transfer of Plenary Consumption License 1815-44-004-008 heretofore issued to, Gladstone Wines & Liquors LLC for an active license located at 258 Main St, Unit #5, Gladstone, NJ; and

**WHEREAS**, the submitted application form is complete in all respects, the transfer fees have been paid, and the license has been properly renewed for the current license term; and

**WHEREAS**, the applicant is qualified to be licensed according to all standards established by Title 33 of the New Jersey Statutes, regulations promulgated thereunder, as well as pertinent local ordinances and conditions consistent with Title 33; and

**WHEREAS**, the applicant has disclosed and the issuing authority reviewed the source of all funds used in the purchase of the license and the licensed business and all additional financing obtained in connection with the licensed business.

**NOW, THEREFORE BE IT RESOLVED** by the Mayor and Borough Council of the Borough of Peapack & Gladstone does hereby approve, effective July 8, 2025, the Person-to-Person transfer of the aforesaid Plenary Consumption License, and does hereby direct the Borough Clerk to endorse the license certificate to the new ownership as follows: "This license, subject to all its terms and conditions, is hereby transferred to GLADSTONE WINES, LLC, AT THE LOCATION OF 258 Main St., Unit #5, Gladstone, NJ 07934, effective July 8, 2025."

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

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NANCY A. BRETZGER  
BOROUGH CLERK

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MARK CORIGLIANO  
MAYOR

**BOROUGH OF PEAPACK AND GLADSTONE**

**RESOLUTION NO.134-25**

**TITLE: RESOLUTION TO REFUND LIENHOLDER FOR REDEMPTION OF LIEN #24-00006 ON BLOCK 18 LOT 1**

**WHEREAS**, lien #24-00006 was sold to PRO CAP 8 FBO FIRSTTRUST BANK, on October 16<sup>th</sup>, 2024 at a tax sale held by the Borough of Peapack & Gladstone, and

**WHEREAS**, the lien holder paid in addition to the lien, a premium in the amount of \$300.00 at the tax sale, and

**WHEREAS**, Erik & Rachel Dickerson on behalf of Block 18, Lot 1 has redeemed lien #24-00006 in the amount of \$1,055.42 by certified check, and

**WHEREAS**, the lien holder is entitled to a refund of the redemption along with the premium in accordance with Title 54 of the New Jersey Statutes Annotated,

**NOW, THEREFORE BE IT RESOLVED**, that the Treasurer is hereby authorized to refund the redemption monies and the premium for a total of \$1,355.42 to PRO CAP 8 FBO FIRSTTRUST BANK.

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

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NANCY A. BRETZGER  
BOROUGH CLERK

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MARK A. CORIGLIANO  
MAYOR

**BOROUGH OF PEAPACK AND GLADSTONE  
RESOLUTION NO.135-25**

**TITLE: RESOLUTION AUTHORIZING REFUND OF SEWER TAX PAYMENT  
MADE IN ERROR BY PREVIOUS PROPERTY OWNER FOR BLOCK 2.02,  
LOT 7**

**WHEREAS**, the former owner of the property identified as Block 2.02, Lot 7 sold the property in June 2024 and did not cancel the direct debit authorization linked to the Borough's sewer utility account; and

**WHEREAS**, a direct withdrawal in the amount of \$512.00 was processed from the previous owner's bank account on May 15, 2025, after the transfer of ownership had taken place; and

**WHEREAS**, the Tax Collector has received satisfactory documentation confirming the payment and its origin following communication with the previous property owner;

**NOW, THEREFORE, BE IT RESOLVED**, by the Borough Council of the Borough of Peapack and Gladstone, County of Somerset, State of New Jersey, that the Tax Collector is hereby authorized to issue a refund in the amount of **\$512.00** to the previous property owner as follows:

**Carey Vineis**  
264 Fairmount Avenue  
Chatham, NJ 07928

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

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NANCY A. BRETZGER  
BOROUGH CLERK

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MARK A. CORIGLIANO  
MAYOR



## RESOLUTION

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

#### RESOLUTION NO.136-25

#### TITLE: RESOLUTION TO EXTEND THE GRACE PERIOD ON THE 2025 THIRD QUARTER TAX INSTALLMENT

**WHEREAS**, the 2025 third quarter tax payment is due on August 1, 2025; and

**WHEREAS**, the grace period as set by resolution is for ten days, and

**WHEREAS**, there was a delay in obtaining a certified tax rate from the Somerset County Board of Taxation; and

**WHEREAS**, this subsequently caused a delay in mailing the 2025 Final/2026 Preliminary tax bills; and

**WHEREAS**, New Jersey statutes require 25 days from the date of mailing the tax bills before interest can be charged.

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Borough Council of the Borough of Peapack and Gladstone, County of Somerset, State of New Jersey that the grace period for the 2025 third quarter tax installment is extended to September 1, 2025 after which time interest will be charged from the due date of August 1, 2025.

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

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NANCY A. BRETZGER  
BOROUGH CLERK

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MARK A. CORIGLIANO  
MAYOR

## RESOLUTION

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

#### RESOLUTION NO.137-25

**TITLE: RESOLUTION AUTHORIZING AWARD OF CONTRACT TO REASSESSMENT SERVICES, LLC TO PERFORM PROFESSIONAL APPRAISAL INSPECTIONS AND RELATED SERVICES IN CONNECTION WITH THE 2025 BOROUGH WIDE REASSESSMENT PROGRAM**

**WHEREAS** the Borough desires to engage a certified appraiser to furnish professional appraisal inspections and related services in connection with the 2025 Borough wide reassessment programs; and

**WHEREAS** by entering into this agreement, the Borough signifies that the services to be performed by the Appraiser shall be considered those of a "Professional Service" in accordance with N.J.S.A. 40A:11-1 et seq., and appraiser represents that his service to the Borough qualifies as such Professional Services.

**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 attached agreement to be executed and payment not to exceed \$4,500.00. This amount is available in account 01-201-20-150-214

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

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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 01-201-20-150-214

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Olu Ochei, CFO

## RESOLUTION

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

#### RESOLUTION NO.138 -25

**TITLE: RESOLUTION AUTHORIZING BOROUGH POLICE DEPARTMENT TO PARTICIPATE IN DISTRACTED DRIVING FOR THE JULY NATIONAL DISTRACTED DRIVING ENFORCEMENT MOBILIZATION JULY 1 – JULY 21, 2025**

**WHEREAS**, the July National Distracted Driving Enforcement Mobilization allows Police Departments to conduct pre-enforcement patrols for Distracted Driving. The July National Distracted Driving Mobilization will be conducted between the dates of July 1-22, 2024 for a total of 30 hours, for a rate of \$70.00 per hour; 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				

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NANCY A. BRETZGER  
BOROUGH CLERK

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MARK A. CORIGLIANO  
MAYOR

## RESOLUTION

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

#### RESOLUTION NO.139-25

**TITLE: RESOLUTION AUTHORIZING BOROUGH POLICE DEPARTMENT TO PARTICIPATE IN 2025 4<sup>th</sup> OF JULY SAFE PASSAGE EVENT FROM JULY 3, 2025 TO JULY 6, 2025**

**WHEREAS**, the Somerset County Prosecutor's Office has made available funds for its Driving While Intoxicated Enforcement Grant, allowing Police Departments to conduct enhanced enforcement patrols. The patrols will be conducted July 3 – July 6, 2025 for a total of 16 hours, at \$70.00 per hour; and

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

**NOW, THEREFORE, BE IT RESOLVED** that the Mayor and Council do hereby approve the submission of said grant application.

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

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NANCY A. BRETZGER  
BOROUGH CLERK

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MARK CORIGLIANO  
MAYOR

## RESOLUTION

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

### RESOLUTION NO.140-25

**TITLE: RESOLUTION TO APPOINT BRANDON J. FERRANTE AS SEASONAL TO THE BOROUGH DEPARTMENT OF PUBLIC WORKS LABORER**

**WHEREAS** the Borough Department of Public Works has expressed a need to hire a seasonal laborer for the summer months; and

**WHEREAS** the Superintendent of Public Works recommend Brandon J. Ferrante to be hired to fill the aforesaid position; and

**WHEREAS** the Mayor and Council concur 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 Brandon J. Ferrante is hereby appointed as a Seasonal Laborer in the Borough of Peapack & Gladstone Department of Public Works at a salary of \$16.00 per hour, with an effective starting date of June 23, 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				

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NANCY A. BRETZGER  
BOROUGH CLERK

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MARK CORIGLIANO  
MAYOR

## RESOLUTION

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

#### RESOLUTION NO.141 -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				

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NANCY A. BRETZGER  
BOROUGH CLERK

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MARK A. CORIGLIANO  
MAYOR