



**MAYOR & COUNCIL
THE BOROUGH OF PEAPACK & GLADSTONE,
BOROUGH COUNCIL MEETING MINUTES
NOVEMBER 21, 2023**



The regular meeting of the Mayor and Council of the Borough of Peapack & Gladstone was held on Tuesday, November 21, 2023 in person and began at 7:00p.m.

Mayor Corigliano called the meeting to order. Borough Clerk Nancy Bretzger read the Sunshine Notice "Pursuant to the Open Public Meetings Act, Adequate notice of 2023 Meeting Dates was published in the Courier News and Bernardsville News on December 8, 2022 and posted at the Municipal Complex and the Borough Library. Action may be taken."

Mayor Corigliano led the Pledge of Allegiance.

Roll Call indicated the following present: Councilwoman Dietrich, Councilman Lemma, Councilman Quartello, Council President Sweeney, and Mayor Corigliano

Absent: Councilwomen Murphy and Weible

Also present were: Mr. John Bruder, Esq., Borough Attorney, Nancy A. Bretzger, Borough Clerk/Administrator

PUBLIC COMMENTS – 5 MINUTES PER PERSON – NON-AGENDA ITEMS

Jacqueline Fligner, 23 Mendham Road on the corner of Overlook Avenue, addressed the council and wanted to know if they could help with a damage caused by large trucks primarily tractor trailers using Overlook Avenue as a cut through. Her fence was taken down and the street sign has been knocked down many times as GPS is sending them that way.

Councilman Quartello has been working on this matter. He has spoken with Chief Ferrante about a number of incidents that have occurred there. They are considering a weight limit or axle limit. He agrees with her concerns which warrant further investigation.

OLD BUSINESS

Councilman Quartello brought up the painting of the 25 MPH on certain roads. He confirmed with the County and they will allow it but the County asked that the Borough does it. The Borough will pay for it and will use our vendors.

The second issue is Mendham Road and Overlook Avenue. As stated, he has spoken with Chief Ferrante and there have been many incidents that have been increasing since 2020. There have been four incidences in 2023 alone. Based on the findings and the testimony from Jacqueline Fligner, he feels it makes sense given the limited sight visibility, the narrowness of the road, and alternate routes that can be taken, he feels a weight limit or an axle limit will be appropriate.

Council President Sweeney doesn't disagree but he said they should look at any other streets in town to see if this makes sense as well.

Councilman Lemma stated they should look to see which is the easiest to enforce and most obvious to the truck drivers whether weight, length or number of axles.



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Mayor Corigliano suggested Councilman Quartello reach out to Bill Ryden, Town Engineer to get his thoughts and correspond with John Bruder for the ordinance to be introduced next year.

John Bruder stated the Borough already has weight limits of 4 tons on certain roads so it won't be a problem to amend them.

It was suggested that he get some numbers for road painting for next years' budget.

●Commissions and Committees Rationalization Project Update

Mayor, Council President and Councilwoman Dietrich have worked extensively with John Bruder who has drafted four ordinances for introduction tonight. He said they will hold off on the Farmland Preservation and Agricultural Advisory with Open Space. There is a question if they can be combined per state statute. John did get clarification that Shade Tree and Environmental can be combined into Environmental and Shade Commission. That one along with the Library Advisory, Recreation and Historic will be introduced tonight with the hopes of getting the structural changes in place for the appointments at the Reorganization meeting in January.

NEW BUSINESS

●2024 Mayor and Council Meeting Date Schedules

A proposed alternate schedule reflecting meetings every three weeks had been provided to the Council. Council President Sweeney's major points were the need for a second business meeting in January and avoiding first Tuesdays because of fire department meetings, or other conflicting meetings.

Councilwoman Murphy asked for virtual meetings in July and August. These concerns were worked into the proposed schedule. There has been favorable feedback on the idea of having meetings every three weeks and Mayor is open to trying it if Council agrees on trying it. The revised schedule would mean overall having two less meetings for the year.

MISCELLANEOUS DISCUSSION/APPROVALS

Last week Mayor Corigliano received a letter advising him that a winery was planning to locate a tasting room and store in the Borough. He forwarded this letter to Sarah Jane Noll, the Borough's Zoning officer who then looked into this and found that the application was misrepresented and that a revised application was being sent to her. The application is for an existing business in our Borough to rent out a portion of their space to a winery tasting room. Sarah Jane called ABC, Alcoholic Beverage Control Commission of New Jersey and she learned that this is a legal activity and it supersedes our zoning ordinance. Sarah Jane discovered through talking to this winery that NJ law allows a winery to operate tasting rooms in NJ and sell their product in these tasting rooms. This particular winery that applied for this has 13 tasting rooms in NJ.

As well as tasting you can buy their brand of wine. Sarah Jane asked the ABC if the Borough has any basis to object and ABC said you can but you will not get any where with it. It is allowed.



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Council President Sweeney asked if background checks are needed for these wineries.

Nancy Bretzger stated the wineries have nothing to do with this, the winery is coming in and renting space only. She thinks the winery will do the hiring to do the tastings and purchases. The only sales they can make are wines from that winery. They cannot bring in other wines or liquors for them to sell.

Councilman Quartello asked where the restaurant is. 89 Main Street, Ill Monello Restaurant.

Mayor Corigliano said the application is from the Meadowcroft Family of Wines out of Sebastopol, California. The legal name of the application is Magiton Company, LLC and it was completed by Thomas Meadowcroft.

Mayor Corigliano reiterated to the Council they could object to the ABC but we won't get anywhere.

Nancy Bretzger stated that the Borough has 15 days for any objections to the State. The State told Sarah Jane the only objection they have agreed to not allowing it is in Ocean City, NJ because they are a dry town.

●Recreation- Adult Open Gym Indoor Pickle Ball

Nancy Bretzger stated that we have held Open Gym in the mornings for adults from 10-12 two days a week and some adults have called stating they cannot make it during the day and could we do an open gym during the evenings. They are particularly interested in playing pickle ball. We have a movable pickle ball net and we ordered some tape that does not leave a residue to make the outline for the court. Nancy's suggestion is to do an open gym one night a week when we don't have basketball scheduled. It won't strictly be for pickle ball though because if they do then she feels it would be necessary for them to apply for a facilities usage if that is all it is going to be used for, similar to what basketball does.

The suggestion is to do an adult open gym at night that does not need to be monitored but they could play pickle ball if they would like to.

The council felt it is a good idea.

Nancy stated it will be put on the Borough's website once we know what the basketball's schedule will be and after March we will set two nights aside for an open gym. An open gym on a Sunday morning from 10-1 is a possibility as well.



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MINUTES

Mayor Corigliano asked for a motion to approve the Regular Meeting Minutes of October 24, 2023, motion made by Councilwoman Dietrich, and seconded by Councilman Lemma, roll call taken; said motion passed, Councilman Quartello abstained

INTRODUCTION OF BOND ORDINANCE 1129-2023 *BOND ORDINANCE PROVIDING FOR THE ACQUISITION OF A FIRE TRUCK IN AND BY THE BOROUGH OF PEAPACK & GLADSTONE, IN THE COUNTY OF SOMERSET, NEW JERSEY, APPROPRIATING \$1,000,000 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$950,000 BONDS OR NOTES OF THE BOROUGH TO FINANCE PART OF THE COST THEREOF*

Motion made by Councilman Quartello, seconded by Councilman Lemma to introduce the bond, roll call taken; said motion passed.

Mayor Corigliano stated that "Bond Ordinance 1129-2023 is Introduced and shall be published in summary in the Bernardsville News and that the Public Hearing for said Bond Ordinance shall be held on December 19, 2023 at 7:00pm or shortly thereafter"

INTRODUCTION OF ORDINANCE 1130-23 *AN ORDINANCE APPROPRIATING CERTAIN MONIES HELD BY THE BOROUGH OF PEAPACK & GLADSTONE FOR THE ACQUISITION OF A FIRE TRUCK FOR THE BOROUGH'S FIRE DEPARTMENT FOR \$50,000.00*

Motion made by Councilman Lemma; seconded by Councilman Quartello to introduce the ordinance; roll call taken; said motion passed.

Mayor Corigliano stated that "Ordinance 1130-2023 is Introduced and shall be published in summary in the Bernardsville News and that the Public Hearing for said Ordinance shall be held on December 19, 2023 at 7:00pm or shortly thereafter"

Mayor Corigliano stated that we have bids going out but we need to have a mechanism to pay for this before we except the bid. Part of this we pay for directly and part of this we can borrow. It is going to take years to have the truck built so he is hopeful that we will have the money and need to borrow any money. He said if we do need to borrow money, it will be for a short-term bond.

INTRODUCTION OF ORDINANCE 1131-23 *AN ORDINANCE AMENDING CHAPTER II, SECTION 2-43 OF THE MUNICIPAL CODE OF THE BOROUGH OF PEAPACK AND GLADSTONE BY CREATING THE ENVIRONMENTAL AND SHADE TREE COMMISSION*

Motion made by Council President Sweeney; seconded by Councilman Quartello to introduce the ordinance, roll call taken, said motion passed.



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Mayor Corigliano stated that "Ordinance 1131-2023 is Introduced and shall be published in summary in the Bernardsville News and that the Public Hearing for said Ordinance shall be held on December 19, 2023 at 7:00pm or shortly thereafter"

INTRODUCTION OF ORDINANCE 1132-2023 *AN ORDINANCE REPEALING CHAPTER II, SECTION 2-45 OF THE MUNICIPAL CODE OF THE BOROUGH OF PEAPACK AND GLADSTONE ENTITLED HISTORIC PRESERVATION COMMISSION AND CREATING CHAPTER II, SECTION 2-51 ESTABLISHING AN HISTORIC PRESERVATION COMMITTEE*

Motion made by Councilman Lemma; seconded by Councilman Quartello to introduce the ordinance, roll call taken; said motion passed.

Mayor Corigliano Officer stated that "Ordinance 1132-2023 is Introduced and shall be published in summary in the Bernardsville News and that the Public Hearing for said Ordinance shall be held on December 19, 2023 at 7:00pm or shortly thereafter"

INTRODUCTION OF ORDINANCE 1133-2023 *AN ORDINANCE REPEALING CHAPTER II, SECTION 2-42 OF THE MUNICIPAL CODE OF THE BOROUGH OF PEAPACK AND GLADSTONE ENTITLED RECREATION COMMISSION AND CREATING CHAPTER II, SECTION 2-50 ESTABLISHING A RECREATION COMMITTEE*

Motion made by Councilman Quartello; seconded by Council President Sweeney to introduce the ordinance, roll call taken; said motion passed.

Mayor Corigliano stated that "Ordinance 1133-2023 is Introduced and shall be published in summary in the Bernardsville News and that the Public Hearing for said Bond Ordinance shall be held on December 19, 2023 at 7:00pm or shortly thereafter"

INTRODUCTION OF ORDINANCE 1134-23 *AN ORDINANCE AMENDING CHAPTER II, SECTION 2-47 OF THE MUNICIPAL CODE OF THE BOROUGH OF PEAPACK AND GLADSTONE TO CHANGE THE NAME OF THE LIBRARY ADVISORY BOARD TO THE LIBRARY ADVISORY COMMITTEE*

Motion made by Council President Sweeney; seconded by Councilwoman Dietrich, roll call taken; said motion passed.

Mayor Corigliano stated that "Bond Ordinance 1134-2023 is Introduced and shall be published in summary in the Bernardsville News and that the Public Hearing for said Bond Ordinance shall be held on December 19, 2023 at 7:00pm or shortly thereafter"

RESOLUTIONS

RESOLUTION NO. 199-23 *RESOLUTION ACCEPTING STEPHEN KINSEY'S RESIGNATION FROM THE ENVIRONMENTAL COMMISSION EFFECTIVE OCTOBER 23, 2023*

RESOLUTION NO. 200-23 *RESOLUTION ACCEPTING KIRBY BALDWIN'S RESIGNATION FROM THE RECREATION COMMISSION EFFECTIVE OCTOBER 1, 2023*



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RESOLUTION NO. 201-23 RESOLUTION AUTHORIZING THE BOROUGH OF PEAPACK & GLADSTONE TO ACCEPT A SUBGRANT AWARD OF THE FEDERAL FISCAL YEAR 2023 OF EMERGENCY MANAGEMENT PERFORMANCE GRANT AND EMERGENCY MANAGEMENT AGENCY ASSISTANCE

RESOLUTION NO. 202-23 AUTHORIZATION FOR AIDAN P. KINSEY TO BECOME A JUNIOR FIREMAN OF THE PEAPACK & GLADSTONE VOLUNTEER FIRE DEPARTMENT

RESOLUTION NO. 203-23 AUTHORIZATION FOR GRAYSON C. MEYER TO BECOME A JUNIOR FIREMAN OF THE PEAPACK & GLADSTONE VOLUNTEER FIRE DEPARTMENT

RESOLUTION NO. 204-23 AUTHORIZATION FOR PETER MALLEO TO BECOME A JUNIOR FIREMAN OF THE PEAPACK & GLADSTONE VOLUNTEER FIRE DEPARTMENT

RESOLUTION NO. 205-23 RESOLUTION AUTHORIZING BOROUGH POLICE DEPARTMENT TO PARTICIPATE IN OPERATION SAFE PASSAGE THANKSGIVING NOVEMBER 22-26, 2023

RESOLUTION NO. 206-23 RESOLUTION APPOINTING NICHOLAS PETONAK AS MACHINE OPERATOR FOR THE BOROUGH OF PEAPACK AND GLADSTONE DEPARTMENT OF PUBLIC WORKS

RESOLUTION NO. 207-23 RESOLUTION TO ACCEPT PAYMENT FROM NEW JERSEY AMERICAN WATER (NJAW) IN LIEU OF HALF-ROAD WIDTH PAVEMENT RESTORATION OF HOLLAND ROAD AND FOLWER ROAD IN THE AMOUNT OF \$128,000.00 FOR ROAD IMPROVEMENT RESERVES

RESOLUTION NO. 208-23 RESOLUTION AUTHORIZING PAYMENT TO V&K CONSTRUCTION, INC. FOR WORK ASSOCIATED WITH THE LIBERTY PARK IMPROVEMENT PROJECT

RESOLUTION NO. 209-23 RESOLUTION AMENDING ARTICLE VI HOURS OF WORK, HOLIDAYS, VACATIONS, SICK LEAVE, HOSPITALIZATION INSURANCE AND OTHER BENEFITS, SECTION 11 HOSPITALIZATION AND MEDICAL INSURANCE OF THE PERSONNEL POLICIES OF THE BOROUGH OF PEAPACK AND GLADSTONE

Consent Agenda vote for Resolutions 199-23 to 209-23; motion made by Councilman Lemma; seconded by Councilman Quartello, roll call taken; said motion passed.

Council President Sweeney motioned that as a result of Executive Session we have a resolution from the floor. R- 211-23 Authorizing the Council President as the Affordable Housing Chair to enter into negotiations with Natirar for revisions with their Developer's Agreement, seconded by Councilman Quartello, roll call taken; said motion passed.

BILLS LIST

RESOLUTION NO. 210-23 Approval of Bills as signed and listed on the Bill Payment List Total Amount: **\$1,143,684.98**

Motion made by Councilwoman Dietrich, seconded by Councilman Quartello, roll call vote take; said motion passed.

COUNCIL REPORTS

Don Lemma stated there is a resignation in the police department and the committee has begun their search. The police department coat drive is going on until the December 10th.



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Mayor Corigliano stated that he spent almost 2 days at the New Jersey League of Municipalities Convention. He was joined by Councilman Lemma, Administrator Nancy Bretzger and DPW Superintendent Brad Fagan. He explained that this is a convention for all towns in New Jersey to attend. It is held at the Atlantic City Convention Center. It runs from early Tuesday morning and wraps up Thursday around noon. It includes a massive trade show. There are numerous sessions and courses you can take. He said he always walks away from that convention with valuable information useful for the Borough. No other reports from committees.

Mayor's Executive Summary

John Sweeney is working on the Developers Agreement for Natirar
Nancy Bretzger will include a revised meeting schedule with the resolution for next meeting and the pickle ball implementation.

No public comment.

With no further business, motion made by Councilman Lemma; seconded by Councilwoman Dietrich to close the meeting at 7:54pm.

Motion made by Council President Sweeney to move back into executive session, seconded by Councilman Lemma, roll call taken; said motion passed.

Respectfully submitted,


Nancy Bretzger, Borough Clerk