



**MAYOR & COUNCIL  
THE BOROUGH OF PEAPACK & GLADSTONE,  
BOROUGH COUNCIL MEETING MINUTES  
FEBRUARY 14, 2023**

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The regular meeting of the Mayor and Council of the Borough of Peapack & Gladstone was held on Monday February 14, 2023 at the Municipal Complex, 1 School Street, Peapack, New Jersey and virtually via GoTo Meetings 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: Councilman Lemma, Councilwoman Murphy, Councilman Quartello, Council President Sweeney, Councilwoman Weible and Mayor Corigliano.

Absent: Councilwoman Dietrich

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

Mayor Corigliano honored Gill St. Bernard's School Boys Varsity Soccer team with a Proclamation recognizing their accomplishments for this year's season.

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

No members of the public came forward.

**OLD BUSINESS**

Mayor Corigliano is looking forward to the findings by the Council members in regards to the Mayor's Punch List items at upcoming meetings and offered support to get these initiatives moving if needed.

**NEW BUSINESS**

Anthony Mellilo, Managing Partner of Mellilo Equities, gave a presentation on storm water management challenges at the Lackawanna Avenue redevelopment site. He spoke on how some of the DEP governmental regulations are impacting the project and how they are adjusting the project to accommodate for those regulations. The Lackawanna Avenue area sits within a floodway & floodplain.

Mayor Corigliano brought the new councilmembers up to speed on the Lackawanna Avenue project, zone and Ordinance and stated that what is being discussed tonight is about a previously approved project

Mr. Melillo asked if his presentation follows in spirit in what the original ordinance drafted was. The Council would like to see a more aesthetically appealing structure to replace the former Bevel building than what tonight's drawings showed. Further, they did not want to see light industrial or distribution go in that building. Mr. Melillo's next step would be to go to the Land Use Board for site plan approval.



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Councilman Lemma gave a preview of what Chief Ferrante would like to do with the vehicles. The Chief said he will be working with Meg Walters on a design of what the lettering would look like. Ultimately, he would like to update the lettering and spruce up the vehicles. Repainting and wrapping of the vehicles is an option.

It was decided a resolution will be on for the next meeting to adopt a new patch for the Department.

**MISCELLANEOUS DISCUSSION/APPROVALS**

1. State CDBG Program Grants- Councilman Sweeney stated that Natirar & Bethal Homes will be applying for a CDBG grant monies for drainage on the Smith property.
2. Letter from a resident regarding Road Opening Denial Appeal-14 Sheephill Drive

Nancy Bretzger stated they are building a new home on the property and are looking to open the road for a gas connection ahead of the expiration of the road opening moratorium. Sheephill Drive will come off the moratorium in August and they would like to do this a couple of months earlier so they can finish the building their home.

Discussion ensued.

Mayor Corigliano read from the Ordinance. It states, "when a road has been constructed or reconstructed it is a 5-year moratorium, but in the case where a road has been resurfaced it is only 3 years. Sheephill was resurfaced more than three years ago.

It was the Borough Engineer who denied this request.

Council members gave their input on reversing Bill Ryden's decision.

Both Brad Fagen and Bill Ryden confirmed it was resurfaced in 2020.

Mayor Corigliano stated this would still require a waiver as the owner is requesting a permit early in 2023 and the 3-year moratorium does not expire until September or October, 2023.

Michael Carusso, 67A Mt. Boulevard Extension, Orange, NJ 07055 gave his testimony. He is representing his father, who is the new homeowner on Sheephill Drive. They submitted a construction permit and received approval of that permit at the time. Unbeknown to them, there was a moratorium on opening the road. He went on to say he feels the current policy is detrimental to individuals. He also stated they are up on the end of that moratorium. He said they are going to need to open the road but it will be under extremely limited circumstances. He asked if the Council can consider the gas and electric road opening permit differently than the water. He said the water will require us to open the asphalt. He understands that it is going to interrupt the existing moratorium but not by much. He feels this could be a start to modifying the existing ordinance and start a new precedent.



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Councilwoman Murphy stated that Brad Fagen asked that if the asphalt is broken prior to the mortarium can it have an infrared patch? Mr. Carusso said if this will be a requirement for them to move forward, they most certainly ensure the road be patched in this manner.

Councilman Lemma made a motion to adopt a resolution to approve the road opening with the conditions that the electric and gas take place immediately and the asphalt take place April 15<sup>th</sup> or later using the infrared asphalt repair.

Councilman Sweeney pointed out that the Council's job is to protect the taxpayers' investments. This affects all the other residents who paid to have the road paved. It is not a simple black and white issue.

Mayor Corigliano made a recommendation to Council to receive a letter committing to the infrared patch before allowing the opening permit.

Councilman Quartello seconded the motion. No further discussion. Roll call was taken, all yes except for Council President Sweeney, Nay, motion passes.

### 3. Library Renovation

Councilwoman Murphy met with Councilwoman Dietrich, Library Liaison, Friends of the Library, and several people involved with the Somerset Library Group to discuss the status of the library renovation project. She mentioned the Friends of the Library have been trying for many years to get this project moving and it has gone thorough many transitions with the most recent being in the last years not being able to use the grant monies. The library needs some general updates and the footprint of the existing library must remain as it currently is.

Councilwoman Murphy would like to get the consensus from the Council of their support in using the current footprint and doing a couple of changes. Councilwoman Murphy explained some of the ideas from the plans. The Friends of the Library do have a coffer and they are hopeful that their monies would be able to do most of these renovations. They are even open to the idea of going back to some donors for their support.

Mayor Corigliano is concurrent; however, it is important to get a dollar amount of the donation from the Friends because that will determine the plans. He said the lead needs to come from the Borough and that needs to include the interaction with the architect. The Borough needs to be 100 percent assured that we can afford this project.

The Council agrees for Councilwoman Murphy to move forward.

Councilwoman Murphy said the Friends of the Library would like to put a "Free Library" over by the tot lot at Liberty Park. The Friends will pay for everything. The DPW would be responsible for installing it.

Council agrees on this.



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4. Open Space tax

Mayor Corigliano said currently we tax for the Open Space and Recreation Trust fund \$.03 for every 100 of assessed value. That works out approximately to \$235,000 a year. Our current trust fund balance is approximately \$1.4million. He feels we might be holding too much of the resident's money. He wants to get the consensus of a \$.01 reduction for the open space trust fund or hold off and look at it in the future.

Councilwoman Murphy does not agree for 2 reasons. The first issue is the use of it, the other issue would be if we drop the rate we cannot go to the County and ask for money to support us. She has received information from New Jersey Conservation Fund that the county will look negatively upon us if we drop the rate and then need to go back to the county to borrow money.

Councilman Sweeney stated that the Open Space Trust Fund does keep the overall tax down.

Councilman Lemma stated that a pickleball court could come out of this money.

Mayor Corigliano said it is always good to look at our taxations and he is asking because he felt now is an appropriate time. After polling the Council, the decision was made to leave the .03 tax rate unchanged for 2023.

5. GoTo digital meetings access. Last year it was decided to continue the meetings virtually. GoTo meeting has a lot of overhead, sometimes it does not always work. At the Reorg meeting, there was no sound. Mayor Corigliano asked if we would like to continue the GoTo meeting?

Discussion ensued. The Council decided to postpone the discussion until the March 14 meeting when Councilwoman Dietrich would be with us.

### **MINUTES**

Mayor Corigliano asked if there was a motion and second to accept the Regular Meeting minutes of January 24, 2023 and the January 24, 2023 Executive Session minutes.

Consent Agenda for the minutes, Councilman Lemma motioned to accept the minutes, seconded by Councilmen Sweeney. Roll Call vote; said motion was passed unanimously.

No discussion.

### **RESOLUTIONS**

**RESOLUTION NO. R-45-23 RESOLUTION TO CHANGE STATUS OF SUZANNAH GIVONE, DEPUTY CLERK/DEPUTY REGISTRAR FOR THE CLERK'S OFFICE TO PERMANENT EMPLOYEE STATUS**

**RESOLUTION NO. R-46-23 RESOLUTION TO APPOINT ROBERT F. DIBIAS AS AN OPEN GYM MONITOR FOR THE RECREATION DEPARTMENT**

**RESOLUTION NO. R-47-23 RESOLUTION FOR MAYORAL APPOINTMENT FOR THE BOROUGH OF PEAPACK & GLADSTONE TO THE HISTORICAL PRESERVATION COMMISSION**

**RESOLUTION NO. R-48-23 RESOLUTION FOR AUTHORIZATION TO INCREASE SALARY – JONATHAN APGAR**



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**RESOLUTION NO. R-49-23** RESOLUTION ACCEPTING RESIGNATION FROM KYLE MCCARTNEY, POLICE OFFICER

**RESOLUTION NO. R-50-23** RESOLUTION TO AWARD TOWING LICENSE FOR THE PERIOD OF JANUARY 1, 2023 TO DECEMBER 31, 2025 (3 YEARS)

**RESOLUTION NO. R-51-23** APPROVAL TO ACCEPT GRANT OF 150 TREES/SHRUBS FROM RARITAN HEADWATER ASSOCIATION TO BE PLANTED AT THE FORMER COUNTY DPW SITE

**RESOLUTION NO. R-52-23** RESOLUTION TO ENTER INTO AN AGREEMENT WITH WEBB APPRAISAL FOR THE PURPOSE OF AN APPRAISAL OF TUCKER PARCEL, BLOCK 8, LOTS 2.06 & 2.11 FOR FARMLAND PRESERVATION PROJECT (**PULLED**)

**RESOLUTION NO. R-53-23** RESOLUTION TO ENTER INTO AN AGREEMENT WITH NORMAN J. GOLDBERG, INC. REAL ESTATE APPRAISER FOR THE PURPOSE OF AN APPRAISAL OF THE TUCKER PARCEL, BLOCK 8, LOTS 2.06 & 2.11 FOR FARMLAND PRESERVATION PROJECT (**PULLED**)

**RESOLUTION NO. R-54-23** RESOLUTION AUTHORIZING EXECUTION OF A MEMORANDUM OF UNDERSTANDING BETWEEN THE BOROUGH OF PEAPACK & GLADSTONE AND THE SOMERSET HILLS FIRE DEPARTMENTS

**RESOLUTION NO. R-55-23** RESOLUTION TO REFUND LIENHOLDER FOR REDEMPTION OF LIEN #21-00007 ON BLOCK 15 LOT 3

**RESOLUTION NO. R-56-23** RESOLUTION FOR APPROPRIATION RESERVE BUDGET TRANSFERS

**RESOLUTION NO. R-57-23** AUTHORIZING TEMPORARY EMERGENCY APPROPRIATIONS

Resolutions 51, 52 and 53 were pulled.

Consent Agenda for Resolutions R-45-23 to R-50-23 and R-54-23 to R-57-23 motion made by Councilman Lemma; seconded by Councilwoman Murphy, roll call taken, said motion passed unanimously.

**RESOLUTION NO. R-51-23** APPROVAL TO ACCEPT GRANT OF 150 TREES/SHRUBS FROM RARITAN HEADWATER ASSOCIATION TO BE PLANTED AT THE FORMER COUNTY DPW SITE

Motion made by Councilwoman Murphy; seconded by Councilman Quartello

Mayor Corigliano questioned some wording in the Resolution.

Councilwoman Murphy stated this is a donation of trees that will require DPW to do quite a bit of work and will need to borrow an auger. There was concern that it would be a cost to the Borough.

Mayor Corigliano modified the resolution that the additional payroll costs will be charged to the Environmental Commission budget.

Motion as amended made by Councilman Quartello, seconded by Councilwoman Weible; roll call taken, motion passed unanimously.



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**BILLS LIST**

**RESOLUTION NO R-58-23** *Approval of Bills as signed and listed on the Bill Payment List Total Amount: \$1,087,758.30 was read.* Motion was made by Councilman Sweeney, seconded by Councilwoman Murphy. Roll call vote, said motion was passed unanimously.

**Mayor's Executive Summary**

Mayor Corigliano recapped what was discussed during the meeting and recapped specific tasks that were assigned.

**PUBLIC COMMENTS – 3 MINUTES PER PERSON – AGENDA ITEMS**

No members of the public came forward.

There being no other matters to be addressed by the Governing Body at this time, a motion was made by Councilman Quartello, seconded by Councilwoman Weible that this meeting be adjourned at 8:45p.m. This motion was carried unanimously.

Respectfully submitted,

*Nancy Bretzger*  
Nancy Bretzger, Borough Clerk