



**MAYOR & COUNCIL
THE BOROUGH OF PEAPACK & GLADSTONE,
BOROUGH COUNCIL MEETING MINUTES
JUNE 27, 2023**



The regular meeting of the Mayor and Council of the Borough of Peapack & Gladstone was held on Tuesday, June 27, 2023 virtually via GoTo Meeting 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, Councilwoman Murphy, Councilman Quartello, Council President Sweeney, Councilwoman Weible and Mayor Corigliano

Also present were: Mr. John Bruder, Esq., Borough Attorney, Nancy A. Bretzger, Borough Clerk/Administrator, Bill Ryden, Borough Engineer and John Szabo, Borough Planner

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

No public comment

OLD BUSINESS

Mayor Corigliano, back in February presented the Mayor's punch list. The list was a roster of items that he wanted to see accomplished this year. He gave a recap of where things stood. There is substantial progress on eight out of the 24 identified. He urged everyone to make this a priority.

Councilwoman Weible gave an update on the Garden Club. She stated there has been a lot of interest but it is on hold for the time being. Councilwoman Dietrich stated there has been a lot of progress with the library renovation project. There is a meeting set with the architect in mid-July. Councilman Sweeney stated that the police promotional ordinance has been reviewed by the Chief, John Bruder, and Art. It is ready to go and will be introduced at the next meeting with the consent of the Council.

Councilman Quartello brought up the issue present by a resident at the last meeting, who was concerned with speeding on Main Street. He has worked with the Police Department to set up some monitoring. He believes this will start on Monday, June 26th. They will track traffic for two weeks and see what the report shows. The resident has been notified about this.

NEW BUSINESS – None

Councilman Lemma left the meeting at 7:06PM. He returned at 7:17pm.

MISCELLANEOUS DISCUSSION/APPROVALS

There was next a discussion on a suggested Ordinance amending and supplementing Chapter XXIII, Land Development, Articles III and IV, Regulating Land Disturbance and Lot Grading. Councilman Sweeney



**MAYOR & COUNCIL
THE BOROUGH OF PEAPACK & GLADSTONE,
BOROUGH COUNCIL MEETING MINUTES
JUNE 27, 2023**



stated this issue originated from the Land Use Board. It involves an ordinance to address steep slopes and other land issues.

John Szabo stated that his involvement was limited. He said the genesis of this was the Chairman of the Land Use Board. His participation involved creating a checklist to clarify what would be required as part of any kind of permitting or application that would be required as triggered by this ordinance. As he understands, anything under 5000 square feet and does not create any more impervious cover in excess of 500 square feet could be handled as a lot grading plan through the zoning and engineering office. If the Land Use Board has jurisdiction over a site plan application, the Land Use Board would have control of it in conjunction with the Borough Engineer. If it does not require a site plan approval and someone would like to grade over 5000 square feet and more than 500 square feet of impervious cover, than that would require a permit through Zoning and the Borough Engineer's office. It also defines a steep slope as anything that is 15%.

Bill Ryden, Borough Engineer stated that the Environmental Commission originally brought this to the Land Use Board. He said that, ironically, it does not address steep slopes. Currently our ordinance defines steep slopes in excess of 25%. There are a lot of discrepancies between what's proposed and what we now have in the ordinance. He feels the ordinance committee of the LUB should meet again. He said between himself, the construction office and the zoning officer, that they keep it pretty tight and he thinks nothing much has slipped through the cracks, if anything in terms of people abusing the respect for the land and the soil erosion and grading.

7:14pm Councilwoman Dietrich lost power at this point in the meeting. 7:18pm Councilwoman Dietrich joined the meeting again.

Discussion ensued.

John Bruder stated that it sounds like the proposed ordinance is much less restrictive than the existing standards that we have employed in town for a long time.

Bill Ryden stated terms of what triggers the threshold.

The Council Members gave their input and concerns on this issue.

Tree removal was extensively discussed.

Mayor Corigliano asked Bill Ryden and John Szabo to come up with a compromise plan that addresses tree removal. With Council's consent he asked that Mrs. Ryden and Szabo take these suggestions back to the Land Use Board for further editing. He asked Council President John Sweeney be the LUB's point of contact.

Bill Ryden and John Szabo left the meeting at 7:44pm.



**MAYOR & COUNCIL
THE BOROUGH OF PEAPACK & GLADSTONE,
BOROUGH COUNCIL MEETING MINUTES
JUNE 27, 2023**



MINUTES

Mayor Corigliano asked for a motion to approve the Regular meeting minutes on June 13, 2023; motion made by Councilman President Sweeney; seconded by Councilwoman Dietrich roll call taken, Councilman Lemma abstain, said motion passed.

Mayor Corigliano asked for a motion to approve the Executive Session minutes on April 25, 2023; motion made by Councilwoman Murphy; seconded by Councilwoman Weible, roll call taken, said motion passed.

INTRODUCTION OF ORDINANCE 1125-23 – AN ORDINANCE AMENDING CAPITAL ORDINANCE 1123-2023 FINALLY ADOPTED ON JUNE 13, 2023, IN AND BY THE BOROUGH OF PEAPACK & GLADSTONE, IN THE COUNTY OF SOMERSET, STATE OF NEW JERSEY TO APPROPRIATE \$40,000.00 FOR 700 Mhz TRUNKING RADIOS FOR FIRE DEPARTMENT

Councilman Lemma made a motion to adopt the first reading of the Ordinance; seconded by Councilwoman Murphy; roll call vote; said motion was passed.

Councilman Sweeney asked when posting the ordinance, it would make sense to connect it with the 1123-2023 ordinance as a reference.

Mayor Corigliano stated that "Ordinance 1125-2023 is introduced and shall be published in summary in the Bernardsville News and that the Public Hearing for said Ordinance shall be held on July 18, 2023 at 7:00pm or shortly thereafter"

RESOLUTIONS

RESOLUTION NO. 131- 23 RESOLUTION ACCEPTING A RESIGNATION LETTER FROM RAISHAH FRANKLIN, AS THE RENTAL INSPECTOR FOR THE BOROUGH OF PEAPACK AND GLADSTONE

RESOLUTION NO. 132-23 RESOLUTION FOR RENEWAL OF PLENARY RETAIL DISTRIBUTION LIQUOR LICENSE FOR THE PERIOD OF JULY 1, 2023 TO JUNE 30, 2024-WESTIE THREE DOG LLC

RESOLUTION NO. 133-23 AUTHORIZATION FOR CHRISTIAN CLARKE TO BECOME A RIDING MEMBER OF THE PEAPACK & GLADSTONE VOLUNTEER FIRE DEPARTMENT

RESOLUTION NO. 134-23 RESOLUTION TO APPOINT JOHN KEMP AS A DEPARTMENT OF PUBLIC WORKS LABORER IN THE AMOUNT OF \$40,000.00

RESOLUTION NO. 135-23 RESOLUTION TO APPOINT POLICE OFFICER NICOLE HORNE TO THE BOROUGH OF PEAPACK & GLADSTONE POLICE DEPARTMENT

RESOLUTION NO. 136-23 RESOLUTION TO APPROVE THE PURCHASE OF A 60" ZERO TURN GAS RIDING LAWN MOWER

RESOLUTION NO. 137-23 RESOLUTION TO APPROVE THE PURCHASE OF A F-450 MASON DUMP REPLACEMENT BODY



**MAYOR & COUNCIL
THE BOROUGH OF PEAPACK & GLADSTONE,
BOROUGH COUNCIL MEETING MINUTES
JUNE 27, 2023**



RESOLUTION NO. 138-23 RESOLUTION NAMING BLOCK 8, LOT 2.03, 16 SCHOOL STREET OF THE BOROUGH OF PEAPACK & GLADSTONE, AN OPEN SPACE ACQUISITION TO "SCHOOLHOUSE TRAIL PARK"

RESOLUTION NO. 139-23 RESOLUTION FOR AUTHORIZATION TO APPLY FOR A GRANT FROM THE NJ DIVISION OF COMMUNITY AFFAIRS FOR THE LEAD GRANT ASSISTANCE PROGRAM

RESOLUTION NO. 140-23 AUTHORIZING SHARED SERVICES AGREEMENT WITH MONTGOMERY TOWNSHIP FOR CFO, TAX COLLECTOR, QPA AND OTHER ACCOUNTING SERVICES

RESOLUTION NO. 141 APPOINTING DALE MELVILLE AS CHIEF FINANCIAL OFFICER (CFO) FOR THE BOROUGH OF PEAPACK AND GLADSTONE

RESOLUTION NO. 142-23 *APPOINTING MICHAEL PITTS AS QUALIFIED PURCHASING AGENT (QPA) FOR THE BOROUGH OF PEAPACK AND GLADSTONE*

RESOLUTION NO. 143-23 *APPOINTING DALE MELVILLE AS TAX COLLECTOR FOR THE BOROUGH OF PEAPACK AND GLADSTONE*

RESOLUTION NO. 144-23 *AUTHORIZING BOROUGH POLICE DEPARTMENT TO PARTICIPATE IN OPERATION SAFE PASSAGE 4TH OF JULY, JUNE 30-JULY 4, 2023*

The resolutions were voted on by a Consent Agenda. Motioned by Councilman Quartello; seconded by Councilwoman Dietrich, roll call vote taken; said motion passed.

BILLS LIST

RESOLUTION NO. 145-23 *Approval of Bills as signed and listed on the Bill Payment List Total Amount: \$283,102.97*

Motion made by Councilwoman Murphy; seconded by Councilwoman Weible, roll call vote taken, said motion passed.

COUNCIL REPORTS

Mayor Corigliano stated he would address the council reports differently tonight since it is getting late and there will be another executive session with professionals. He asked if any of the committee chairs have anything to report.

Councilman Lemma reported that there is exciting news for the police department. They will be hiring their first female police officer in the history of the Peapack police department. She will be sworn in tomorrow at noon.



**MAYOR & COUNCIL
THE BOROUGH OF PEAPACK & GLADSTONE,
BOROUGH COUNCIL MEETING MINUTES
JUNE 27, 2023**



Mayor's Executive Summary

His only detail was the draft ordinance that was discussed and to have John Szabo and Bill Ryden go back to the Land Use Board to provide a revision incorporating the comments made.

Public Comment- no public comment.

EXECUTIVE SESSION- RESOLUTION NO. 146-23 – AUTHORIZATION FOR EXECUTIVE SESSION FOR CERTAIN SPECIFIED PURPOSES- (1) Contract Negotiations, motion made by Council President Sweeney; seconded by Councilwoman Murphy, roll call taken; said motion passed.

Mayor Corigliano stated the regular meeting will end and then go into executive session and action may be taken.

Executive Session started at 8:05pm.

Executive Session ended at 9:27pm.

John Bruder read a resolution from the floor. This resolution authorizes Burgess Associates to perform a preliminary investigation of the Pfizer redevelopment proposal in an amount not to exceed \$5000 and subject to receipt of a formal quote from Burgess Associates.

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

With no further business, Mayor Corigliano closed the meeting at 9:31pm. Motion made by Councilwoman Murphy and seconded by Councilwoman Weible.

Respectfully submitted,

Nancy Bretzger

Nancy Bretzger, Borough Clerk