



**MAYOR & COUNCIL
THE BOROUGH OF PEAPACK & GLADSTONE,
BOROUGH COUNCIL MEETING MINUTES
MARCH 26, 2024**



The regular meeting of the Mayor and Council of the Borough of Peapack & Gladstone was held on Tuesday, March 26, 2024 in person and began at 7:07PM.

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 2024 Meeting Dates was published in the Courier News and Bernardsville News on December 14, 2023 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 Murphy, Councilwoman Sueta, Council President Sweeney, Councilwoman Weible and Mayor Corigliano

Also present were: Nancy A. Bretzger, Borough Clerk/Administrator, Steven Warner, Esq., Borough Attorney.

Absent: Councilman Quartello, Councilman Silva

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

No one from the public came forward.

OLD BUSINESS - None

NEW BUSINESS

MISCELLANEOUS DISCUSSION/APPROVALS

- Special Use Permit for The Historical Society of The Somerset Hills for a luncheon/lecture on Historic Beaux Arts architecture to be held at Blairsden on Sunday, May 19, 2024 from 1 to 3PM

Ruth Melillo asked the Council for their permission to use Blairsden for this event. There will be 45 people and 5 staff. The food will be brought in. It will be a simple lunch.

Councilwoman Murphy asked if there will be any preparations prior to the event. Mrs. Melillo stated there will be one truck coming with tables to be set up along with the 45 chairs. The truck will be coming up on Saturday and then Monday to pick things up. Council members consent on this.

- Special Use Permit for Matheny School and Hospital, Inc., "Miles for Matheny" to be held at Matheny School on Saturday, June 8, 2024

Iveth Mosquera who works at Matheny and stated they will be having their annual wheelchair walk, Community Day Event on Saturday, June 8th. They would like to have it



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on their campus. It is the first time in a long time that they will be having on their campus.

Council President Sweeney asked if they will need to request a road opening permit?

Ms. Mosquera explained that it will be handled differently this year. They have eliminated the 5K, they have partnered with the Morristown Free Wheelers for their cycling event and that will be happening at RVCC and not in Peapack therefore there will be no road closures. Everything will be contained on their campus. They will request a few police officers. Ms. Mosquera stated that the parking will take place in their lot and any spillover will go on the grass.

Nancy Bretzger stated that they did ask for a waiver for the escrow fees. Council does not have an issue with the waiver.

Council Consent on the application.

- Raffle License Application 02-2024 St. Luke’s Episcopal Church for a Derby Day to be held on May 4, 2024 – Nancy Bretzger explained that they have met all the application requirements. Just need consent from the Council so it can be sent to the State. Council Consent. Councilwoman Sueta abstained because she is a member of the church.
- Fee Schedule change for Fire Protection & Prevention (Draft Ordinance 1138-2024)

Nancy Bretzger stated that Steve Dill, the Borough Fire Official came to her asking if we could restructure our fees to be based on square footage in lieu of being separated as commercial or residential. The application fee has been increased to \$50.00 as well. The Council did not have any concerns with the Draft Ordinance sent to them. It was approved to put this on for introduction at the next meeting.

MINUTES

Motion by Councilwoman Murphy to approve the Executive Session Meeting Minutes and the Regular Meeting Minutes of March 5, 2024, seconded by Councilwoman Weible, roll call taken, motion passed unanimously.

ORDINANCES

PUBLIC HEARING OF ORDINANCE 1136-2024 *ORDINANCE TO EXCEED THE MUNICIPAL BUDGET APPROPRIATION LIMITS AND TO ESTABLISH A CAP BANK (N.J.S.A. 40A: 4-45.14)*

Motion made by Councilwoman Murphy to open for public hearing; seconded by Councilwoman Weible, roll call taken, said motion passed unanimously. No public comment. Motion made by Councilwoman Murphy to close the public hearing, seconded by Councilwoman Weible, roll call taken, said motion passed unanimously.

Motion made by Council President Sweeney to adopt Ordinance 1136-2024; seconded by Councilwoman Weible, roll call taken, said motion passed unanimously.



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Mayor Corigliano stated that Ordinance 1136-2024 is adopted and will be published by title only in the Bernardsville News in accordance with the law.

PUBLIC HEARING OF ORDINANCE 1137-2024 *ORDINANCE AMENDING CHAPTER VII, TITLED "TRAFFIC" OF THE REVISED GENERAL ORDINANCES SUBSECTION 7-15, TITLED "VEHICLES OVER DESIGNATED WEIGHT EXCLUDED FROM CERTAIN STREETS"*

Motion made by Council President Sweeny to open for public hearing; seconded by Councilwoman Murphy, roll call taken, said motion passed unanimously. No public comment. Motion made by Councilwoman Murphy to closed the public hearing; seconded by Councilwoman Weible, roll call taken, said motion passed unanimously. Motion made by Council President Sweeney to adopt Ordinance 1137-2024; seconded by Councilwoman Murphy, roll call taken, said motion passed unanimously. Mayor Corigliano stated that Ordinance 1137-2024 is adopted and will be published by title only in the Bernardsville News in accordance with the law.

INTRODUCTION OF ORDINANCE 1139-2024 *AN ORDINANCE AMENDING CHAPTER 4, POLICE REGULATIONS, OF THE REVISED GENERAL ORDINANCES OF THE BOROUGH OF PEAPACK AND GLADSTONE, TO ADD A NEW SECTION 4-9 ENTITLED "RESIDENT SAFETY AND PROTECTION"*

Motion made by Councilwoman Sueta to introduce Ordinance 1139-2024; seconded by Councilwoman Weible

Council President Sweeney expressed concern about how this Ordinance will be utilized. It does subsume trespassing, burglary, car theft, etc. and if you can prove intent that they came onto the property to steal it why would they not be charged under the statute? He is not sure how the police will use this tool?

Mayor Corigliano explained the reason for this being created. The Mayors of the six towns of the Somerset Hills have gotten together and formed a Safety Task Force that is in response to what is happening in towns surrounding us particularly the towns along the mayor highways. There has been a significant increase in car theft and home break ins mostly in Bernards and Bridgewater with a lesser amount in Peapack and Far Hills but is has gotten quite significant. As a result, the six Mayors have gotten together and are following an example of a few other towns such as Westfield, Summit and Berkley Heights that have implemented ordinances such as ours to give the ability to prosecute on a municipal level. The municipal police are frustrated. The police are finding that they arrest someone and they are released. There is no incarceration and they are also dealing with bail reform which releases car thieves.

This Ordinance that is being introduced is an effort to give our police some ability to prosecute these types of crimes and hopefully send a message to the state that we want these laws changed.

It was discussed and agreed that the motion will be withdrawn. Councilwoman Weible motioned to withdraw the original motion to introduce; Councilwoman Murphy seconded the motion, roll call taken, said motion passed unanimously. It will be reintroduced at the April 16, 2024 meeting.



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INTRODUCTION OF ORDINANCE 1140-2024 AN ORDINANCE AMENDING CHAPTER 23-58 ENTITLED "INSTALLATION OF IMPROVEMENTS OR GUARANTEES" OF THE MUNICIPAL CODE OF THE BOROUGH OF PEAPACK AND GLADSTONE, COUNTY OF SOMERSET, STATE OF NEW JERSEY TO REVISE PERFORMANCE AND MAINTENANCE GUARANTEES AND ESTABLISH SAFETY AND STABILIZATION GUARANTEES

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

Mayor Corigliano stated that Ordinance 1140-2024 is introduced and will be published in summary in the Bernardsville New and the public hearing for this Ordinance shall be held on April 16, 2024 at 7PM or thereafter. He stated this ordinance is so that we have proper coverage in case that developer does not perform. Attorney Steve Warner stated and we will be consistent with the most current laws permitting us to allow these guarantees.

RESOLUTIONS

RESOLUTION NO. R-78-24 RESOLUTION TO APPROVE A SPECIAL USE PERMIT FOR THE HISTORICAL SOCIETY OF THE SOMERSET HILLS FOR A LUNCHEON/LECTURE ON HISTORIC BEAUX ARTS ARCHITECTURE TO BE HELD AT BLAIRSDEN, 30 BLAIR DRIVE, PEAPACK, NEW JERSEY

Motion made by Councilwoman Murphy; seconded by Council President Sweeney to adopt this resolution, roll call taken; said motion passed unanimously.

RESOLUTION NO. R-79-24 RESOLUTION TO APPROVE A SPECIAL USE PERMIT FOR MATHENY SCHOOL AND HOSPITAL, INC., FOR "MILES FOR MATHENY" TO BE HELD AT MATHENY SCHOOL AND HOSPITAL, 65 HIGHLAND AVENUE, PEAPACK, NEW JERSEY

Motion made by Councilwoman Murphy; seconded by Council President Sweeney to adopt the resolution, roll call taken; said motion passed unanimously.

Mayor Corigliano asked for a Consent Agenda vote for Resolutions R-71-24 to R-77-24, Council President Sweeney asked to vote separately on R-71-24.

RESOLUTION NO. R-71-24 RESOLUTION TO APPOINT POLICE OFFICER GINO M. SCHIFANO TO THE BOROUGH OF PEAPACK & GLADSTONE POLICE DEPARTMENT

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

RESOLUTION NO. R-72-24 RESOLUTION FOR APPROVAL TO REDUCE SEWER BILL CHARGES FOR THE FOURTH QUARTER OF 2023 FOR 240 MAIN STREET PG, LLC

RESOLUTION NO. R-73-24 RESOLUTION TO ENTER INTO AN AGREEMENT WITH DMC ASSOCIATES, INC. LAND SURVEYORS FOR THE PURPOSE OF A SURVEY FOR AN UNIMPROVED SECTION OF HIGHLAND AVENUE BETWEEN THE ENTRANCE OF MATHENY SCHOOL AND LAKE ROAD

RESOLUTION NO. R-74-24 RESOLUTION TO REFUND LIENHOLDER FOR REDEMPTION OF LIEN #21-00004 ON BLOCK 30 LOT 14



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RESOLUTION NO. R-75-24 *RESOLUTION AUTHORIZING BOROUGH POLICE DEPARTMENT TO PARTICIPATE IN DISTRACTED DRIVING FOR APRIL NATIONAL DISTRACTED DRIVING ENFORCEMENT MOBILIZATION APRIL 1 – APRIL 30, 2024*

RESOLUTION NO. R-76-24 *RESOLUTION FOR MAYORAL APPOINTMENTS FOR THE BOROUGH OF PEAPACK & GLADSTONE TO THE HISTORIC PRESERVATION COMMITTEE*

RESOLUTION NO. R-77-24 *RESOLUTION APPOINTING MATTHEW GHIRETTI AS THE RENTAL INSPECTOR FOR THE BOROUGH OF PEAPACK & GLADSTONE*

RESOLUTION NO. R-80-24 *RESOLUTION AUTHORIZING THE MAYOR TO SIGN A LANDOWNER'S CONSENT CERTIFICATION BETWEEN NATIRAR RESIDENTIAL DEVELOPMENT LLC AND BETHEL RIDGE CORP., AND THE BOROUGH OF PEAPACK AND GLADSTONE (THE "OWNER")*

RESOLUTION NO. R-81-24 *RESOLUTION FOR THE INTRODUCTION OF THE 2024 BUDGET*

Consent Agenda vote for Resolutions R-72-24 to R-77-24, and Resolutions R-80-24 and R-81-24, motion made by Council President Sweeney; seconded by Councilwoman Weible, roll call taken; said motion passed unanimously.

BILLS LIST

RESOLUTION NO. R-82-24 *Approval of Bills as signed and listed on the Bill Payment List Total Amount: \$248,254.51*

Council President Sweeney made a motion to approve the Bills List, seconded by Councilwoman Weible, roll call taken; said motion passed unanimously.

Council Reports

Councilwoman Sueta stated they had a meeting last week with STAB the Sewer Transmission Advisory Board and she reported the Miller Lane Pump Station in Bedminster is deteriorating and is being redone. STAB was able to obtain a number of grants to help fund the project. The total cost of the project is estimated at \$2.949million. The County was awarded a \$1.470million grant and the federal government contributed \$1.176 million from a grant. With these grants the new station will be able to be constructed while the other station is still in operation. The federal grant comes with a 20% cost share between three municipalities which includes Peapack & Gladstone, Far Hills and Bedminster. Our share is approximately \$186,837.00. This amount will be payable upon quarterly basis or a lump sum and will need to be memorialized through an ordinance. The budget for STAB for discussed last week and our total obligation for 2024 is estimated at \$106,159.29. This translates into monthly payments of \$8,846.61. The estimated budget from last year resulted in an overage of payment. We will be receiving a refund for our portion sometime in July which will amount to \$21,403.00.

Mayor's Executive Summary

Nancy Bretzger will distribute Ordinance 1139-2024 to include the wording with the explanation so we can introduce it at our next meeting.

Public Comments on Agenda items only.



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No public comments.

With no further business, Councilwoman Murphy made a motion to adjourn at 7:41pm, seconded by Councilwoman Weible, roll call taken; said motion passed unanimously.

Respectfully submitted,

Nancy Bretzger
Nancy Bretzger, Borough Clerk