



# BOROUGH OF PEAPACK AND GLADSTONE

---

OFFICE OF THE MAYOR & COUNCIL

TELEPHONE: 908-234-2250

1 SCHOOL STREET  
P.O. BOX 218  
PEAPACK, NJ 07977

May 1, 2020

Dear Residents and Neighbors,

In the last few days, you may have read about the Legislature and Governor Murphy's recent action to extend the grace period for the payment of the May 1 Real Estate Taxes. I am writing to advise you of the Borough's actions in what appears to be a simple matter, but in truth is rather involved.

Back in late March, Mayor Skinner, myself as Chairman of the Finance Committee and my colleague on that Committee, Councilman John Sweeney conferred with the desire to proactively extend the grace period for the May 1 Real Estate tax payment. Upon researching the matter with our professionals, we learned that the Borough does not have the ability to do this without prior consent by the NJ State Legislature and Governor and that the timely payment of Real Estate taxes are mandated by State Statute. Despite lobbying action, our State leaders took no action on this matter all through the month of April.

Further to our actions, at the last Borough Council meeting of April 21, I had placed a placeholder resolution allowing an extension on our agenda, which we could not act on because our State officials had not yet acted. The resolution was withdrawn.

On the evening of Tuesday, April 28, we learned that the Governor had finally passed an Executive Order allowing municipalities to extend the grace period for the May 1 Real Estate taxes to Monday, June 1. This action required resolution at a noticed meeting of the Borough Council.

While it may appear to be easy to execute this... "just tell everyone that they have until May 31 to make their tax payment," in reality it is not that simple on account of State Statutes your Borough leaders must follow to execute such an action. We would have had to notice an emergency meeting including newspaper publication of the notice and then hold the meeting at which time we could pass such a resolution allowing up to an additional 21 days grace period. Because of these Statutory requirements, by the time this meeting happened, it would be well into the week of May 4 by which time most of the Real Estate tax payments will have been received, excepting those that come from residents who choose to exercise the grace period of 10 days to its limit. Further, taking such action so far after the payment deadline would not be fair to the many who dutifully paid their tax bill on time.

It was noted to me that this action by our State leaders was 'feel good' legislation and that it does nothing to help the folks out here on Main Street. Indeed, this is a correct assessment... too little and way too late.

It should be noted that despite any such action or lack thereof, the Borough of Peapack and Gladstone is still required to pay the other taxing entities (County and School) that it fiduciarily collects taxes on behalf of. You will recall that over 70% of the Real Estate taxes that the Borough collects go to these entities. The Governor's late order failed to correspondingly allow municipalities to extend their payment of these statutory obligations.

Lastly, do not be confused by the headlines touting the State's late action which suggest you have until June 1 to make the tax payment. Your May 1 Real Estate tax payment is still due no later than May 10 to avoid an interest charge. As noted above, this allowance by the State does not automatically apply to municipalities unless specifically adopted by resolution as explained above.

We understand the hardship that the pandemic has placed on many of you and really wanted to do more. Unfortunately, our Governor and Legislature's lack of actions has put us in this untenable position.

Please reach out to me at [mcorigliano@peapackgladstone.org](mailto:mcorigliano@peapackgladstone.org) if you have a question on how this imbroglio unfolded or about Borough finances and tax collection in general.

Be well and be safe.

With warm regards,

*Mark A. Corigliano*

Mark A. Corigliano  
Council President  
Chairman – Finance Committee

*Gregory Skinner*

Gregory J Skinner  
Mayor