

# THE BOROUGH OF PEAPACK & GLADSTONE PG POST



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## BOROUGH HALL HOURS

<b>ADMINISTRATION/ CLERK</b>	Monday to Thursday 8:00am - 4:30pm Friday 8:00am - 1:00pm
<b>CONSTRUCTION</b>	Monday to Thursday 8:00am - 4:30pm Friday 8:00am - 1:00pm
<b>TAX/SEWER COLLECTION</b>	Monday to Thursday 10:00am - 2:00pm Friday 9:00am - 1:00pm
<b>POLICE FRONT DESK</b>	Monday to Thursday 8:00am - 4:30pm Friday 8:00am - 1:00pm

## NEW EMPLOYEE SPOTLIGHTS

### Meet Gino Schifano: A Journey from Wrestling to Law Enforcement

Growing up in Sayreville, New Jersey, Gino Schifano dedicated himself to the sport of wrestling, embodying the spirit of competition. Representing Sayreville War Memorial High School with pride, Gino's leadership qualities shone bright as he was appointed team captain in 2010.

Post-graduation, Gino embarked on a new chapter by enlisting in the United States Navy as a Master At Arms (MP), igniting his passion for law enforcement. Transitioning from military service, Gino found himself in Monroe County, Pennsylvania, nestled in the picturesque Pocono Mountains.

For five years, Gino served as a Deputy Sheriff and Correctional Officer, delving into various specialized units within the Monroe County Sheriff's Office. From being a dedicated recruiter and community outreach officer to a key member of the MCSO Narcotics Task Force and the MCSO prison CERT team, Gino's commitment to service remained unwavering.

Beyond his professional duties, Gino finds fulfillment in coaching and mentoring young wrestlers, spanning from kindergarten to twelfth grade. With a lineage deeply rooted in law enforcement, Gino carries forward a tradition as a third-generation police officer.

Gino eagerly anticipates the opportunity to contribute his wealth of experience and skills to the residents of the Borough of Peapack & Gladstone, continuing on the values of dedication, leadership, and community service.



### Meet Officer Luke Tamburello: From Engineering to Community Service



Hailing from Mendham, Officer Luke Tamburello's journey towards community service began with his formative years in this close-knit town, where he graduated from West Morris Mendham High School. Fueled by a passion for engineering, Luke pursued and successfully attained a Bachelor of Science degree in Mechanical Engineering from Wilkes University.

After spending five years as a project engineer in a prominent construction firm, Luke felt a pull towards his childhood aspiration of becoming a police officer, driven by a desire to make a tangible, positive impact on his community.

In his personal time, Luke finds solace and happiness in the company of loved ones, alongside his two cherished dogs. These moments serve as precious opportunities for relaxation and rejuvenation. Moreover, Luke is deeply committed to maintaining a healthy lifestyle, prioritizing fitness as an integral part of his daily routine.

Luke approaches his role with a profound sense of gratitude and humility, considering himself incredibly fortunate for the chance to serve and give back to the community that has shaped him. With dedication and passion, Officer Luke Tamburello stands ready to uphold his values of service and integrity in the Borough, embodying the spirit of community excellence.

**BOROUGH OF PEAPACK & GLADSTONE  
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# THE BOROUGH OF PEAPACK & GLADSTONE

# PG POST

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## NOTES FROM THE MAYOR

MAYOR MARK A. CORIGLIANO

We all cherish the bucolic, quiet environment of our Borough and despite this there is much happening in and about town. Here's a quick run-down of just a few items you will find of interest.



- As you may have read, Pfizer moved most of its employees out of their Peapack campus in late February citing that the facility was now redundant. Despite a broad marketing effort by Pfizer, there was no other Corporate user interested in taking over the property. Sadly, these large corporate properties, which once dotted New Jersey, are now undesirable and are difficult to repurpose. Besides interest from a mega-church, local developers expressed interest in the campus and in redeveloping it. As I write this, it appears that the campus will indeed be purchased by a local developer. We are now working on legislation to rezone the campus into a residential mixed-use development with a concentration of senior housing. The existing substantial and attractive structures on the property will be retained and repurposed with a portion of the land going into a conservation easement or becoming publicly accessible parkland. A publicly accessible trail network would run through the property. This is a work in process as I write this, and I hope that what I have described here will come to pass. The loss of tax revenue from this property could be paralyzing.
- The County is currently engineering a replacement for the Pottersville Road bridge over Peapack Brook (just past the Gladstone Tavern). The current bridge is functionally obsolete and requires replacement like the Main Street bridge over the Brook, which took place a few years ago.

The County is quoting us a build time of twelve months, but we are hoping it will be done sooner as the closure of this road and connecting Riverview Avenue will be an inconvenience for our residents and our emergency services. More details to follow as the County's plans are developed. My thanks to Councilwoman Jamie Murphy for liaising with the County in the Borough's interests on this project.

- We are continually being challenged by new legislation and unfunded mandates that are being handed down to us. This year, you may see crews out surveying our storm sewer lines, just one small part of new Stormwater Management legislation. DPW Superintendent Brad Fagan and Borough Engineer William Ryden are heading up this effort. We will also be relining some of our sanitary sewer lines to extend their life and prevent infiltration.
- Continuous improvements and maintenance on Borough assets are ongoing. We plan to resurface three roads this year: a section of Mosle Road, St. Bernard's Road and Brynwood Court. Further, we are hoping to let a contract for a pedestrian improvement at the busy intersection of Main Street and Willow Avenue. Councilman Eric Quartello is heading up a study to renew the Borough's tennis courts. This may include a relocation of the courts and rebuilding them as a combination tennis and pickleball court.
- We expect to join the New Jersey Highlands Council this year. It is hoped that this affiliation will bring grant funding and other benefits to our Borough, all in the interest of supporting the Highlands Water Protection Act.

- Council President John Sweeney continues to effectively oversee our Affordable Housing obligation. We expect shovels in the ground on the first new affordable housing in the Borough since Hamilton Court was built. See the updated article in this newsletter on pages 5 and 6.
- Lastly, I am considering starting a Mayor's Wellness Campaign initiative with Councilwoman Jill Weible. Several New Jersey towns have implemented such a program with great success and improvement in the well-being and health of its residents. However, the success of such a program requires that there be suitable interest from interested residents...you! If you have an interest in such a program, would you please drop me an email at [morigliano@peapackgladstone.org](mailto:morigliano@peapackgladstone.org). I am thinking it would require 40 or so interested persons to make this program feasible and cost-effective. The program would include health-related presentations and talks, group walks and maybe even a healthcare challenge. Our plans are gelling. Please write to indicate your interest.

Enjoy this newsletter and never hesitate to reach out with a question or comment to my email above or to my office at 908.234.2250, extension 111. With best wishes for a happy summer and good health.

A handwritten signature in black ink, appearing to read 'Mark A. Corigliano'. The signature is fluid and cursive, written over a white background.

Mark A. Corigliano  
Mayor

[morigliano@peapackgladstone.org](mailto:morigliano@peapackgladstone.org)

## STREAM CLEAN-UP

On a chilly Saturday morning, April 20, forty residents of all ages gathered in town for the Raritan Headwater Association's (RHA) 34th Annual Stream Clean Up event. This multi-county event typically attracts over 1000 volunteers, who labor to remove over 10 tons of trash from our rivers and streams. Since 2009, the Peapack & Gladstone Environmental and Shade Tree Commission has partnered with RHA by organizing local spots in town for residents to meet and then pick up trash along the Peapack Brook. You may have noticed this annual tradition that features volunteers armed with gloves, bags, and determination descending upon the Peapack Brook.

Cans, bottles, wrappers, and even some shovels that had marred the landscape were collected this year. Volunteers did note that there was significantly less trash in the Brook than previous years. But, it wasn't just about removing trash; it was about fostering a sense of stewardship and pride in the PG community.

A special thank you to DPW Director Brad Fagan, the DPW staff, Mayor Mark Corigliano, and Councilperson Jamie Murphy for their continued efforts and support. If you missed this year's Earth Day celebration cleanup event, please be sure to join us next year. In the meantime, don't wait for an event to clean up litter on your own.



## PEAPACK & GLADSTONE LIBRARY RENOVATION

The Friends of the Peapack and Gladstone Library presented a \$670,000.00 check to the Mayor and Council on May 14, 2024. It is a donation towards the renovation of the Somerset County Library, Peapack and Gladstone Branch. The Borough will be contributing \$80,000.00 towards the renovation. A resolution awarding the contract to WestCraft Builders was done at the same meeting. Renovations should start sometime late in the summer of 2024.



## CONSTRUCTION Q & A

SARAH JANE NOLL, ZONING OFFICIAL

The Construction and Zoning Departments ascertain that all building and structures that are erected, constructed, altered, repaired, converted, used or maintained within the Borough, and land use changes are all done in accordance with the provisions of the Borough Ordinances and not in violation. The Ordinances may be found on the Borough website.

**Q: *What is the Uniform Construction Code (UCC) in New Jersey?***

**A:** The Uniform Construction Code (UCC) is a complete set of technical standards for construction with a uniform method of administration and enforcement that protects the Public's Health, Safety and Welfare.

**Q: *How long does it take to get a construction permit in NJ?***

**A:** If the application for the permit has already received all "prior approvals," we will review your application within as little as a few days to a maximum of 20 business days, depending on the complexity of the project and, our current workload.

**Q: *Do you need a license to be a handyman in NJ?***

**A:** New Jersey does not offer handyman licenses. However, handyman professionals must apply for a home improvement contractor license to perform any type of handyman work in NJ for 1 & 2 family dwellings.

**Q: *Can a General Contractor do Plumbing in NJ?***

**A:** A home improvement contractor cannot perform any Plumbing or Electrical work or apply for a Plumbing or Electrical Permit. A NJ Home Improvement Contractor is required to register with the State of New Jersey. Protect your family and hire NJ Licensed Master Plumbers and Electricians – It is the Law!



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## PG RECREATION UPDATE

DAN DOLAN, RECREATION COORDINATOR

### ***Liberty Park Tot Lot Project Completed!***

As the final part of the Liberty Park renovation, Borough Administration & Council understood the existing playground structures were nearing end of life. Working with the Somerset County Board of Commissioners, they worked to secure a grant that would completely fund a renovation compliant with ADA and other mandates. Once the grant was secured, PG Recreation Commission members Jessica Melillo and Kirby Baldwin did an excellent job to develop, design, and deliver a new tot playground that aligned with and complimented the nature-based theme. The new Tot Lot playground shall be enjoyed by generations of PG families and friends!



### ***Summer Programs and Camp 2024***

***PG SUMMER REC CAMP '24*** registration opened late February. Summer Rec runs from June 24th – July 26th for rising K - 8th graders. It includes field trips to Urban Air, Camel Beach Waterpark, and Bowling; a juggler visit, waterslide day and the usual sports, games, crafts, puzzles. We are also grateful to again align with PG Library to offer campers additional fun-filled programs.



***MOVIE NIGHT:*** We hope our families and friends will join us at the Municipal Field (date TBD) for “Minions.” Bring your blanket, chairs, and drinks! We will provide the popcorn.

And, even though it is June, Fall 2024 program planning is underway. In July, look for Kiddie Soccer - an 8-week program for kids ages 3 ½ - 6; and info about PG’s Annual Halloween Parade (10/27).



# THE BOROUGH OF PEAPACK & GLADSTONE PG POST

## AN UPDATE ON AFFORDABLE HOUSING

MAYOR MARK A. CORIGLIANO

The Borough continues to effectively administrate its required Affordable Housing obligation on a daily basis. Besides dealing with our settlement from the Third Round of Affordable Housing, we are starting to examine the impact of the fourth round, which becomes effective in July of 2025. Let's take a quick look at how the Borough has and will be addressing its current and pending obligations.

### THIRD ROUND OBLIGATION

The third round took years to settle, particularly after Governor Christie defunded the Council on Affordable Housing (COAH). COAH was a State agency set up to administrate the Mount Laurel mandates. With COAH defunct, it was thought that executing affordable units would be stalled and it was, that is, until the NJ Supreme Court turned over the management of Affordable Housing to regional courts or Vicinages. It should be noted that prior to COAH's defunding, the Borough had settled its third round Affordable Housing obligation and was in compliance...or so we thought.

In recreating the Affordable Housing mechanism, the Court also gave unusually broad powers to a not-for-profit organization, the Fair Share Housing Center (FSHC). In a nutshell, each town including our own was included in a suit by the FSHC to settle its obligation. I, along with then Mayor William Muller, negotiated our third round settlement with the FSHC. It was originally projected that the Borough's third round obligation would be upwards of 288 affordable unit credits, but through subsequent analyses and deft negotiation, the Borough settled with FSHC for 105 housing credits or effectively 79 actual units on the ground. I will not get into the crazy credit system but suffice to say, it was a way to make certain real units count for more than just one credit.

The third round negotiations and settlement was a long and sometimes unpleasant process. The Borough spent many dollars and much time defending our position and creating new and revised zoning such that our obligation would integrate well into our Borough and comply with the Master Plan. One challenge in particular was including the Borough's previous COAH-based settlement with the current settlement. In 2005, the Borough purchased three acres on the edge of Komline Park and committed it to Affordable Housing. It was slated to accommodate 20 homes and 8 bedrooms in two group homes. This obligation was recognized and has been carried through to and is included in the current round three settlement.

To date, none of the Borough's third round obligation homes have been constructed although we expect many to be built as development in the Borough occurs. Keep in mind that for the most part, executing the Affordable Housing obligation requires the Borough to zone areas to allow such units to be built. Except for 100% affordable developments, the obligation to build is on the developer/property owner and not the Borough. The following table is a recap of the third round obligation that the Borough agreed to and zoned for. The 'bonus' and 'total credits' columns indicates where the credit system allows certain units to 'earn' more than just a point.

Mechanism/Development	Units	Bonus	Total Credits
Lutheran Social Ministries (family rental), 85 Main Street at Holland Avenue ( <b>already constructed, carry-over from prior round</b> )	2	2	4
Smith Property (special needs group home; 100% affordable); End of Apgar Avenue, adjacent to Komline Park	8	6	14
Smith Property (family rental; 100% affordable Borough-sponsored housing); End of Apgar Avenue. ( <b>scheduled to build in 2024</b> )	20	18	38
Accessory Apartment Program (family rental) – Village Neighborhood Zone	10	-	10
SJP Properties (family rental), Route 206	14	-	14
Main and Lackawanna Street Rezoning (mixed use inclusionary commercial and residential development)	3	-	3
291 Main Street (special needs group home (6 beds) and 2 affordable rental units)	8	-	8
191 and 193 Main Street (special needs group home (4 beds) and 2 affordable rental units)	6	-	6
Vernon Manor, 1 Railroad Avenue	3	-	3
Former FinPro office building; Route 206	5	-	5
<b>Totals:</b>	<b>79</b>	<b>26</b>	<b>105</b>

Some have asked me why didn't the Borough simply ignore the mandate and claim 'home rule?' This simply was not a feasible or sane option. While the Borough did join with others to object to the proposed numbers and was successful in getting the overall estimates lowered, not complying would have resulted in a far worse outcome. The Mount Laurel cases mandating Affordable Housing date back to the 1970s and 1980s, are law and must be respected whether we like it or not. Some towns have resisted (and some still are, not yet having settled) and those that did challenge the court were forced into a most unfavorable 'settlement' that allowed for 'builder's remedy.' Builder's Remedy, simply put, would allow for an objector-developer to propose a development to the Court, and gain approval to build outsized developments, while completely bypassing the town's zoning and master plan, governing body and zoning board.



# THE BOROUGH OF PEAPACK & GLADSTONE PG POST

## BOROUGH HOLIDAYS

July 4th and July 5th - Independence Day  
September 2nd - Labor Day



## RECYCLING SCHEDULE

JUNE 2024						
S	M	T	W	T	F	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30						

JULY 2024						
S	M	T	W	T	F	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

AUGUST 2024						
S	M	T	W	T	F	S
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

SEPTEMBER 2024						
S	M	T	W	T	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30					

## AN UPDATE ON AFFORDABLE HOUSING

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### FOURTH ROUND OBLIGATION

The State has set July, 2025 as the beginning of the fourth round obligation. Legislation dictating the mechanism for town compliance was just passed and signed by Governor Murphy. It now places the responsibility for managing affordable housing requirements with the Division of Consumer Affairs, supplemented by the local vicinages. This legislation, which started out being quite demanded, has subsequently been toned down a bit and while it will still place a burden on towns in New Jersey on top of their existing 'unmet need.' We remain optimistic that the numbers will be logically and reasonably calculated and will result in a negligible obligation for the Borough, especially considering that our overall population has not significantly increased since Round III and very simply, there is little, qualified open space on which new developments can be built in the Borough.

Former FinPro Building



Know that your Mayor, Council and Administration is monitoring the results of this new legislation and is awaiting guidance from the State and DCA. We will work diligently on this round as we have with the three prior rounds. I have chaired our Affordable Housing Committee for six years prior to becoming Mayor and it has indeed been an interesting experience. Since becoming Mayor in 2023, I have turned over Chairmanship of our Affordable Housing Committee to our very able Council President John Sweeney. If you have any questions regarding Affordable Housing in our Borough, feel free to contact John at [jsweeney@peapackgladstone.org](mailto:jsweeney@peapackgladstone.org) or myself at [morigliano@peapackgladstone.org](mailto:morigliano@peapackgladstone.org).

Vernon Manor



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## REFLECTIONS OF A NEW COUNCILMEMBER

JULIE M. SUETA, COUNCILMEMBER



As many of my neighbors and friends know, Sergio Silva and I were elected in November to serve on the Peapack & Gladstone Borough Council. After about 60 days, I wanted to share some impressions.

Training for a new Council Member is time consuming and requires commitment but is so educational and enjoyable.

So far, we have taken two classes sponsored by the NJ State League of Municipalities. The first class was for the Newly Elected Officials, and our own Borough Clerk, Nancy Bretzgar, was asked to present.

The next class offered was on Budgeting for the Elected Official, which was just given last weekend and was very timely. The speakers were very knowledgeable and offered great insights on the nuts and bolts of a very important task.

In addition, we also took a class for Incident Management System offered by the County Office of Emergency Management. We have also gone on many tours - the DPW and the Police Department, to name two. My impression has always been the same. The people that work for Peapack & Gladstone, including our volunteers, are incredibly hard-working and dedicated. When you are elected, everyone, including current and former Councilmembers and Mayor Mark, reaches out and offers their assistance to ensure your success - that is so representative of our community. We all help each other. Our residents have passion for our lovely town and so do the people that work here. I am enjoying being a part of it!

## NEW RESCUE VEHICLE FOR THE PG FIRE DEPARTMENT

The Peapack & Gladstone Fire Department has just received a new 2023 Ferrara Inferno Rescue vehicle. This acquisition comes after years of careful planning and discussions within the Borough, aimed at replacing its outdated rescue truck. This new addition stands ready to assist our residents and supports neighboring Somerset Hills Fire Departments whenever needed.

Equipped with advanced features, the new rescue truck is primed for a range of operations including vehicle extrication, low-angle ropes, confined space rescues, large equipment/truck stabilization, and ice/swift-water rescues. Additionally, it will complement our fire suppression apparatus in tackling various fire-related incidents.





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## HISTORIC QUILT IN PEAPACK & GLADSTONE

JAMIE MURPHY, COUNCIL MEMBER

Our town is full of history, including generational families who have made Peapack-Gladstone their home for decades or even centuries.

Bernice A. Coop, of Willow Ave, is the granddaughter of John Bodine (1861-1930), PG's first mayor, and Carrie Bodine (1864-1951), an active member of the Gladstone Methodist Church and the Ladies' Auxiliary of the Peapack-Gladstone Fire Company. Bernice's family has always lived in and loved our beautiful Borough. As her neighbor, I've been lucky enough to hear stories and memories of a life lived in Peapack Gladstone. In addition to sharing stories, Bernice has generously donated historical items back to the town, including a quilt made by her grandmother in the late 1800's. The quilt, which is

featured in the book "New Jersey Quilts 1777-1950", was made for and shown at the Centennial Exhibition of United States in 1876 in Philadelphia. The beautiful handmade quilt shows a United States flag containing 39 stars and images of George Washington.

With the help of the Historic Preservation Committee of Peapack-Gladstone, we were able to frame the full size quilt and it is currently on display in the Borough Council room at the Municipal building on a wall adjacent to the image of Bernice's grandfather.

The PG POST is published three times a year to provide the residents of Peapack and Gladstone with relevant news and information about what is happening locally.

**EDITORS:** Nancy Bretzger and Matthew Ghiretti  
**DESIGN AND PRODUCTION:** Harriet L. Donnelly & e5 Marketing, Inc.

**COMMENTS/SUGGESTIONS:** please email us at [newsletter@peapackgladstone.org](mailto:newsletter@peapackgladstone.org)

## THE BOROUGH OF PEAPACK & GLADSTONE

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PRSR STD  
ECRWSS  
U.S. POSTAGE  
PAID  
EDDM RETAIL



*Historic Peapack & Gladstone Quilt*

Local  
Postal Customer