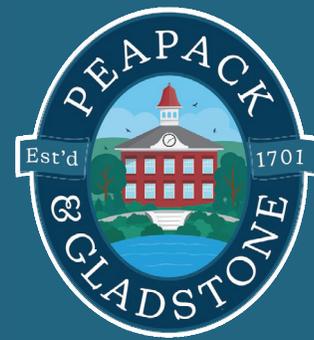


# THE BOROUGH OF PEAPACK & GLADSTONE PG POST

ISSUE 2 | VOL. 1 | JANUARY 2024

PUBLISHED BY THE BOROUGH OF PEAPACK & GLADSTONE



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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>	24 x 7 Monday to Thursday 8:00am - 4:30pm Friday 8:00am - 1:00pm

## IT'S TIME TO RENEW YOUR DOG'S LICENSE



The New Year is upon us and that means that dog licensing for 2024 is required. We have a few options to choose from for licensing - you can either come in-person to do it, mail in your registration, or now with our new system, can do it online! This new system makes registering your fur children much easier.

All you have to do is visit the Borough website and fill out the required information. After that you can pay with a credit card and we will get your license to you via the mail. You are always welcome to come visit us at the Clerk's Office if you prefer, but we are hoping that this system will make it easier for Peapack and Gladstone dog owners.

## HISTORIC SCOUT CABIN REHABILITATED IN TIME FOR IT'S 90TH BIRTHDAY

Next year will mark the 90th birthday of the rustic cabin at the northwestern corner of Liberty Park. The cabin is a unique historical artifact, built with a grant from the Federal Civil Works Administration (CWA), an early New Deal job-creation program that provided temporary construction work for some four million people during the Great Depression. According to an article written for the Black River Journal 19 years ago by the late Ruth Thomson, the founding member of the Borough's Historic Preservation Commission, the cabin that still stands in Liberty Park is the only Scout building in the country that was constructed with money from the CWA. Oscar Smith, the Somerset County Engineer, designed the building and then traveled to Washington, D.C. with Harold Horton, the local Scout master, to secure the funding.

Following a dedication ceremony and parade on June 9, 1934, attended by New Jersey Governor Arthur Moore, the cabin served as the meeting place of local Scout troops for decades. In her Black River Journal article, Ruth reminisced about attending Girl Scout meetings in the cabin as a teenager during



the winter. She and her companions would arrive early and build a fire in the fireplace, then the only source of heat for the building.

The cabin was later used for meetings of the Civil Air Patrol cadet program, but in recent years it has not had any regular use. Now, the Borough is benefiting from a new twist to the cabin's Scouting legacy: Thomas W. Whittle IV, a current Life Scout rank with Troop 150, is leading an effort to spruce up the cabin as his Eagle Scout project, including painting window frames, cleaning the interior, and refurbishing the wagon wheel "chandelier" with new LED lights. Whittle is also working with the Borough's Historic Preservation Committee to display Boy Scout memorabilia to reflect the cabin's history.

**BOROUGH OF PEAPACK & GLADSTONE  
1 SCHOOL STREET, PO BOX 218  
PEAPACK, NEW JERSEY 07977**

**VISIT US AT: WWW.PEAPACKGLADSTONE.ORG**

## PRIDE OF PLACE

MAYOR MARK A. CORIGLIANO

As we enter another year, may this letter bring to you and your family best wishes for a happy and healthy New Year. With the year now upon us, I am taking this opportunity to provide some friendly reminders to our residents and businesses for 2024.



Our town holds a special significance for us all, often being referred to as "Mayberry," a "bubble," or simply the finest town in New Jersey. Maintaining its beauty requires effort, and our Borough works diligently to keep things in excellent shape. Credit goes to our dedicated Superintendent of Public Works, Brad Fagan and his proficient team, Administrator Nancy Bretzger and the rest of our staff. They operate under the watchful eye of the Mayor and Borough Council, who are keen on maintaining high standards. This collective effort reflects our passionate commitment to our community. Call it our *Pride of Place*.

Life keeps us occupied with various responsibilities, from family needs and work commitments to household maintenance. Amidst these demands, we may inadvertently overlook small details that significantly impact the appearance of our Borough and neighborhoods. We all share the desire for our surroundings to look their best, and it requires a considerable collective effort to maintain that sense of *Pride of Place*.

With this in mind, may I ask that you all pay renewed attention to the following in an effort to keep our Borough at its best:

- **Holiday Decorations** - Holiday decorations undoubtedly add a delightful touch to our homes, contributing to a festive spirit. However, as time passes, their presence can transition from charming to distracting, and even reflect an air of indifference.

We kindly urge everyone to consider removing holiday decorations promptly once the festivities have concluded. It's a universal sentiment - encountering a Christmas wreath gracing a door in April can evoke a sigh. Generally, it's suggested not to extend the display beyond the month following the holiday, but acting sooner is always preferable.

- **Signs and Messages** - While I deeply value and uphold the constitutional right to free speech, it's important to note that the prolonged presence of signs can diminish their intended impact, particularly when they become dirty, start falling over, or flutter in the wind. Please be mindful that signs placed on your property are permitted, but those positioned within the right of way - usually within three feet from the road's edge - will be taken down by our Department of Public Works (DPW).
- **Trash and Recycling Containers** - Thank you for your outstanding efforts in recycling reusable materials. According to the ordinance, these containers should only be placed out for pickup after 12:00pm the day before and should be brought in by 12:00pm the following day. Please store the containers indoors or discreetly after pickup. Leaving containers by the curb days after pickup is unattractive to neighbors, and storing them visibly on front porches or lawns doesn't contribute positively to the neighborhood's appearance.

Regarding large trash items, the ordinance explicitly prohibits early placement. Let's avoid seeing furniture or large items on the curb days before pickup. Please hold such items for the bulk pickup days, occurring quarterly on the first pickup day of February, May, August, and November.

- **Street Lighting** - For street lights, the Borough contracts with JCP&L to provide lighting. While we can't monitor every lamp ourselves, if you notice a street light out or cycling, please note the pole number and contact JCP&L at 888-LIGHTSS or report it on their website: [www.firstenergycorp.com](http://www.firstenergycorp.com).
- **Wiring** - Wiring, power lines and poles are essential for modern services but occasionally, wires may hang down from poles. Never touch these wires as they could be energized. If you spot hanging electrical wires, they're often old internet, cable, or telephone lines left by technicians. Please report such wires to your respective cable or internet provider for remediation.

To report road or Borough property issues, visit [www.peapackgladstone.org](http://www.peapackgladstone.org) and go to the Government Services page, then click on Public Works. Find the "Road and Property Trouble Report" form, which only takes a few minutes to complete. Alternatively, call the Municipal Building at 908.234.2250, extension 116 to speak with our friendly office staff, who will assist in recording the issue and assigning it to the relevant department.

Thank you in advance for your efforts in 2024 and beyond. Our goal is to keep our town looking the best possible and the envy of many of the other 663 towns in New Jersey. Please help us in this endeavor. It's a *Pride of Place* kind of thing!

A handwritten signature in black ink that reads "Mark A. Corigliano". The signature is fluid and cursive, with the first name being the most prominent.

Mark A. Corigliano  
Mayor

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

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## ZONING 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 types of construction requires a Zoning Permit?**

**A:** Zoning permits are required for the construction, erection, demolition or major alteration of any structure, including but not limited to fences, decks, pools, sheds, building additions, signs and interior alterations.

**Q: Can I store my commercial vehicles at my home?**

**A:** Not more than one (1) commercial vehicle of a rated capacity of three-quarters (3/4) ton or less may be kept on the premises provided such vehicle is housed in a garage, not a carport, and is not customarily parked in the driveway. This requirement shall not apply to a farm.

**Q: Is construction, demolition, excavation, grading, alterations or repair of any premises, street, building, or structure allowed on Sundays, National Holidays or at certain times?**

**A:** These activities are prohibited at any time on Sundays, National Holidays or other days between the hours of 7:30am and 6:00pm on Saturdays or between the hours of 7:00am and 7:00pm on all other days. This does not apply to interior or exterior repairs or to interior alterations, the work for which is actually performed by a homeowner or occupant, personally, between the hours of 7:00am and 10:00pm upon residential premises. If the work or any activity causes noise, fumes, smoke or dust, which produces a deleterious effect beyond the boundaries and perimeter of the site from which it is emanating, it is prohibited.

## PEAPACK & GLADSTONE - THEN & NOW

BRAD FAGAN, DIRECTOR OF PUBLIC WORKS

“Peapack and Gladstone are two of the neatest and most pleasant villages in the State. They have beautiful scenery which make them very popular for Summer boarders. The surrounding country is thickly populated and has many residences built by rich New Yorkers, who retire there in the summer to rest themselves and to enjoy the cool, healthful breeze of this vicinity. A lake has been built and the scenery improved so as to make it an ideal spot of beauty. Macadam roads, graded school, long distant and local telephone, three churches, large and well stocked stores, two railroads, two hotels, two mills, hub factory, etc., which makes both towns grow rapidly.”

*...published from an article in the  
1915 Exponent Publication*



### THE DEPARTMENT OF PUBLIC WORKS

The Department of Public Works started with the incorporation of the Borough in 1912. Conflicting reports of who the first superintendent was: G.F. Hill and Charles H. Wikoff are named in different minutes and articles between 1912 and 1916 as the superintendent.

The original responsibilities included the maintenance of roads with a scraper and the gravity water system that served the Borough. In later years, the Department operated a full public water system, with a well head at each side of the Borough. The locations of the well houses were on Church Street, with a second structure at the Public Works facility that is still standing to this day. In the late 80s, the Borough sold the water system, to be a part of a larger water supply, to the Elizabeth Water Company. Then, in return, the water system was bought out by New Jersey American Water Co. who currently operates the water system today.

The Department has grown gradually over the course of history, adding the responsibility of operating a wastewater system in 1964. The Department continues to handle maintenance of roads, buildings, parks and the wastewater system at the Brook Street Facility.

**Q: Can a homeowner run a business out of their home in a residential zone?**

**A:** Businesses run from residential homes must apply for a Zoning Permit from the Zoning Official. The Zoning Official will review the application and make the determination whether it is permitted or not.

**Q: Do I need a permit to cut down trees?**

**A:** You may. Please call the Zoning Department at 908-234-2250 x 288 and leave a message and the Zoning Official will call you back.



# THE BOROUGH OF PEAPACK & GLADSTONE

# PG POST

## PROPERTY TAX INFORMATION

As we enter the new year, we would like to bring your attention to the upcoming 2024 property tax due dates. Please mark your calendars for the following payment deadlines: **February 1, May 1, August 1, and November 1, 2024**. Residential sewer payments are due on the 15th of April and October. Ensuring timely payment is crucial to avoid any late fees or penalties. We kindly urge you to plan accordingly to meet these deadlines and fulfill your tax obligations in a timely manner.

To make the process more convenient for you, we have streamlined access to your property tax account through our website. You can now easily access and manage your property tax information by visiting <http://www.peapackgladstone.org>. Our website provides a user-friendly platform where you can view your tax assessment, make payments, and access important data related to your taxes.

Should you encounter any issues or require further assistance, our dedicated support team is readily available to address any concerns or queries you may have. You can reach out to us through the contact information provided on our website, and we will ensure prompt assistance and guidance for a smooth and hassle-free experience.

Your compliance and timely payments contribute significantly to the upkeep and enhancement of our community's infrastructure and services. We appreciate your continued cooperation and diligence in fulfilling this civic responsibility.

We look forward to your continued support in maintaining our community's prosperity and development.



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## MEET THE FINANCE STAFF

Join us in extending a warm welcome to our new Chief Finance Officer and Tax Collector, Olu Ochei, and our new Senior Tax/Finance Aide, Tina Markewicz. Their wealth of experience and commitment to excellence make them valuable additions to our community. We are confident their expertise will contribute significantly to our community's financial well-being.



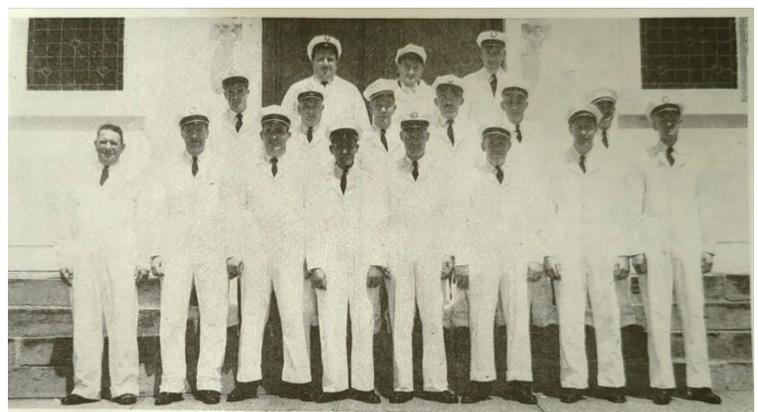
Olu Ochei



Tina Markewicz

## P&G FIRST AID & RESCUE SQUAD

**DID YOU KNOW?** The town's First Aid & Rescue Squad has been around since 1935 and they're always looking for volunteers! Come join and help the community!



Peapack-Gladstone First Aid Squad.

left to right—First row—Wilbur H. Hayward, T. Leonard Hill, Patrick N. McGrory, Clyde B. Manning, Sr., Lynford E. Todd, Percy B. Terry, Albert E. Bryant, Frederick E. Kuhnichel, Second row—C. Gordon Dickinson, Elias H. Sutton, Frank Johnston, Stephen LeRoy Sullivan, Edward J. Zimmerman, Sr., Max D. Attell, Third row—Theodore Fleming, Harold W. Hesson, Francis J. Kelly.



### Peapack - Gladstone First Aid and Rescue Squad

We are proud to have the First Aid and Rescue Squad as an affiliate of our Fire Company. From a very modest beginning they are now a fully equipped, adequately trained unit, owning their own headquarters to house their equipment, conduct their Red Cross training classes and hold their meetings.

The generous donations and gifts of the public have made it possible for the squad to carry out the purpose stated in their papers of incorporation of February 11, 1935.

"To render such service to the public as will lessen suffering and help to preserve life."

# THE BOROUGH OF PEAPACK & GLADSTONE PG POST

## INTRODUCTION TO MUNICIPAL BUDGETING AND FINANCE

MAYOR MARK A. CORIGLIANO

The management of the Borough of Peapack & Gladstone's finances are guided by a set of State and Local Statutes and Ordinances that have evolved over many years. While these laws are designed to protect the taxpayer, they have resulted in municipal governments having to follow many procedures and systems that are not readily recognizable by the layperson or someone not familiar with the efficient financial systems of private industry. Further, these requirements tend to place a burden on smaller local governments who essentially have the same requirements of towns up to 100 times larger or more in population. Let's look at some of these areas to better understand how the Borough of Peapack & Gladstone works.

### Budgeting

Each year, the Finance Committee and its Chairperson develops a comprehensive budget for Municipal Operations, the Sewer Utility, and for Capital and Open Space and Recreation Trust Fund expenditures. This work is a collaboration of Department Heads, the Administrator, Fire Company, Council Members and the Mayor, Chief Financial Officer and Auditor. It takes about a month to put the complete budget together in preparation for approval. This includes porting it into a defined format required by the State. The budget for municipal operations alone is hundreds of lines long and each line is carefully vetted to insure fiscal prudence. Internally, we develop the budget using Microsoft Excel, later it is transferred to a State-required format called the User-Friendly Budget or UFB. Not many consider the UFB very friendly, but it is statutory and is the 'official' budget document for all towns. The Council then holds hearings on the budget and passes an Ordinance approving the budget. We've been rather

efficient about this process in P&G with the second reading and Ordinance passing sometime in late March/early April. While this is nearly one-third of the way into the year, the process is most always held up awaiting numbers that we have little control over such as insurance costs, pension assessments and the like.

### Taxation

The cost to operate the Borough is just one of six taxes assessed as part of your Real Estate tax amount. The table below is a recap of these six taxes, the tax rate, the percentage of each tax dollar that each entity will receive and the actual dollar amount to be collected in the 2023-2024 tax year.

The Borough acts as a fiduciary to collect the taxes for the School District

calculations were based on the assessed values of the taxable properties in the Borough and then the invoices are printed and mailed.

The Borough is dependent on timely payment of real estate taxes by its residents and businesses to not only fund our own operation, but also to allow us to remit timely the fiduciary taxes to the School District and County. If the Borough does not collect taxes on time, the Borough is still obliged to make the periodic payments to these two authorities on time. Fortunately, the Borough's tax collection rate is generally very good, and payment of the fiduciary taxes does not present an issue. Still, we budget a reserve each year for uncollected taxes so that the services the Borough provides might never need to be compromised.

TAX PURPOSE	TAX RATE	PERCENTAGE	2023.24 IN DOLLARS (CERTIFIED)
<b>BOROUGH PURPOSES</b>	.550	30.95%	\$4,530,044
<b>BOROUGH OPEN SPACE</b>	.030	1.67%	\$247,659
<b>SCHOOL DISTRICT</b>	.826	46.48%	\$6,802,192
<b>COUNTY PURPOSES</b>	.299	16.83%	\$2,458,842
<b>COUNTY LIBRARY</b>	.042	2.36%	\$341,538
<b>COUNTY OPEN SPACE</b>	.030	1.67%	\$245,806
<b>TAX RATE: 1.777</b>		<b>TOTAL TAX LEVY (dollars): 14,626,081</b>	

and County and we remit these funds to them monthly. You may have noticed that the tax bills arrived late this past year as the Borough awaited the final tax rates from the School District and County and then waited a bit longer while these rates were certified by the County and State.

At the time of the writing of this article, those rates were provided to the Borough on July 20th. The final

Ultimately, the Borough's careful management of its finances results in keeping tax increases low. Likewise, our debt is low, and we project the Borough to be debt-free by 2029. This is a benefit to our residents and businesses and is one of the less obvious reasons that makes our community a great place to live.

# THE BOROUGH OF PEAPACK & GLADSTONE PG POST

## RESIDENTIAL RENTALS

### REMINDER

**Q:** Are residential rental apartments and or houses required to be registered with the municipality?

**A:** Yes!

### Residential Rental Code

Under local Ordinance 2017-1029, owners of residential rental properties are required to file a Rental Registration form accompanied by the **\$100 fee for the first unit** on the property and **\$50 for any additional units** and have the property inspected each year for the health and safety of their tenants. The form and fee must be submitted no later than April 15, of every year to avoid penalties. The Rental Registration form can be found on the Borough of Peapack & Gladstone's website.



## RECYCLING SCHEDULE

JANUARY 2024						
M	T	W	T	F	S	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				

FEBRUARY 2024						
M	T	W	T	F	S	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			

MARCH 2024						
M	T	W	T	F	S	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

APRIL 2024						
M	T	W	T	F	S	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					

## POLICE DEPARTMENT NEWS AND INFORMATION

POLICE CHIEF STEPHEN FERRANTE

### SENIOR CALL-IN PROGRAM

The Peapack & Gladstone Police Department offers a variety of services to our community. Our Senior Call-In Program is designed for any Borough senior citizen who lives alone. Administrative Assistant, Nancy Arbelo, takes calls from seniors Monday through Friday to ensure that members of our senior community are safe and well. An officer will respond to check on any senior we do not receive a call from. We also offer to keep emergency contact information on hand for this voluntary program, in the event we need to contact someone for you. If you wish to be part of this free program, please call **908-234-0635**.

### FIREARMS APPLICATION

All firearms applications are submitted through the New Jersey State Police (NJSP) website. You can find the application portal at: <https://www.nj.gov/njsp/firearms/fars.shtml>. Once you have submitted all application information, final approval is made through the Peapack & Gladstone Police Department. Nancy Arbelo, will then notify you of the approval/denial of your application. Fees are as follows: Firearms Identification Card (\$50.00), Permit to Purchase a Firearm (\$25.00 for each permit) and Permit to Carry a Firearm (\$200.00).

### VACANT RESIDENCE/PROPERTY CHECKS

The Peapack & Gladstone Police Department will your residence to give your piece of mind while you are away. This residential property check program is free and perfect for residents away for a couple of days to a few months. Officers will check daily for up to two weeks, and every three days if you are away longer. We ask that any resident requesting this service come to Police Headquarters and provide us with information such as contact numbers, people at your residence while you are away, emergency contact information, etc.

### NOTARY

Peapack & Gladstone Administrative Assistant, Nancy Arbelo, is a certified Notary Public. Any resident in need of this free service, please contact Nancy at 908-234-0635 to make an appointment with her. Hours are Monday through Thursday from 8:00am to 4:30pm. and Friday from 8:00am - 1:00pm.



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## PEAPACK & GLADSTONE OFFICE OF EMERGENCY MANAGEMENT

KINGSLEY HILL, OEM COORDINATOR

### *What is the Office of Emergency Management (OEM) and why does the tiny borough of Peapack & Gladstone have one?*

Every town in NJ is required to have an OEM. The OEM in each municipality is responsible to plan for, mitigate, respond to and coordinate the recovery from emergencies both natural and man-made. During the emergency and the recovery, the OEM coordinates the response and marshals resources (materiel and personnel) when the need exceeds what is available in town or through customary mutual aid agreements.

But most of the work is in the planning for emergencies and the mitigation of their effects. The OEM has won grants to purchase and install generators at all our critical infrastructure (Municipal Building, Public Works, Fire House, sewer pumping stations, etc.) thereby ensuring that during power failures the town can continue to function. We write the FEMA recovery grant requests that pay the town back for costs associated with certain declared disasters (e.g. snow storms, COVID-19, etc). We maintain an exhaustive Emergency Operations Plan which documents our hazards and how we respond to all types of emergencies, and how agencies of the town work together in a response. This plan is reviewed by the county and state every two years. We regularly exercise parts of that plan and revise our plan to remain current and effective.

We work with residents who need assistance with requests for individual federal grants following a disaster and with others who need temporary equipment to protect their lives and property. You may have seen our large army surplus truck in town that we use for rescuing people from high water, providing access through deep snow to first responders, and other response tasks. OEM also organizes and oversees the CERT (Community Emergency Response Team), a group of dedicated volunteers ready to help in any emergency.



And speaking of volunteers please keep in mind that our first responder agencies: First Aid Squad, Fire Department, CERT and OEM are always welcoming help. Each agency has a different mission but between us we can work with all degrees of availability, skill level, and commitment. Feel free to reach out to the Recruiting Line at 908-396-1449 and we can discuss your interests and try to find a fit for you.



## 2023 SANTA VISIT

This year's Santa visit was very special! Santa visited with the local Peapack and Gladstone kids to hear their holiday wishes inside the Scout Cabin next to a roaring fire! A huge thanks to PG resident Thomas Whittle for cleaning out and sprucing up (painting, repairs, covering the electrical box, replacing light fixtures and more) the cabin for his Boy Scout Eagle Scout project. He and his volunteers worked very hard to make this special place shine!

**Santa Claus comes to town.** Santa greets Borough children during the Live Nativity and Santa event on Sunday, December 3 in the newly refurbished Scout Cabin in Liberty Park.

VISIT US AT: [WWW.PEAPACKGLADSTONE.ORG](http://WWW.PEAPACKGLADSTONE.ORG)

# THE BOROUGH OF PEAPACK & GLADSTONE

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## CLERK'S CORNER

### DATES TO REMEMBER

- **Initial Deadline for Dog Licensing March 1st**  
*(any licensing request after March 1st will incur a late fee)*
- **Primary Election: June 4th**
- **General Election: November 5th**

### BOROUGH HALL CLOSED

- **Monday February 19th: President's Day**
- **Friday March 29th: Good Friday**



**Enjoying the new tot lot.** Grandchildren Benjamin and Cecelia, of residents Janet and Craig Darvin of Gladstone, enjoying the new features of the renovated tot lot playground in Liberty Park.

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

1 School Street  
PO Box 218  
Peapack, NJ 07977

PRSR STD  
ECRWSS  
U.S. POSTAGE  
PAID  
EDDM RETAIL



The historic Blairsden 62,000 square foot, 38-room mansion - located in Peapack, New Jersey

Local  
Postal Customer