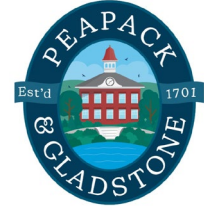




**MAYOR & COUNCIL  
THE BOROUGH OF PEAPACK & GLADSTONE,  
BOROUGH COUNCIL MEETING AGENDA**



**FEBRUARY 11, 2025  
7:00 PM – REGULAR MEETING**

**Location: Borough Hall Council Chambers, 1 School St., Peapack, NJ**  
<https://www.youtube.com/channel/UC438FfqDK6dOgY42KoksqPQ>

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*Actual meeting may contain discussion of items not mentioned on the agenda and alternatively any items specifically listed may be omitted.*

**1. CALL TO ORDER**

**2. SUNSHINE NOTICE** – *Municipal Clerk reads the following statement:*

*“Pursuant to the Open Public Meetings Act, Adequate notice of 2025 Meeting Dates was published in the Courier News and Bernardsville News on December 26, 2024 and posted at the Municipal Complex. Action may be taken.”*

**3. FLAG SALUTE**

**4. ROLL CALL**

**5. PUBLIC COMMENTS: 3 MINUTES PER PERSON – NON-AGENDA ITEMS**

*It is the policy of the Borough Council that all public comments on an issue shall be limited to three (3) minutes per person. Comments may be made on any Non-Agenda subject pertaining to Borough issues. Comments pertaining to Public Hearings should be saved for that section of the agenda. No debating between residents. Comments should be addressed to Mayor and Council at the public microphone.*

**6. OLD BUSINESS**

- Tennis Courts – Councilwoman Murphy/Councilman Quartello
- Geese – Councilwoman Murphy/Councilman Quartello

**7. NEW BUSINESS**

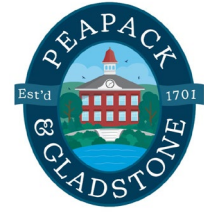
- Amendment to Ordinance 1093-2020 – MU-AH Zoning Ordinance – Councilman Sweeney
- Tree Ordinance – Councilwoman Murphy

**8. MISCELLANEOUS DISCUSSION/APPROVALS**

- Special Use Permit for Matheny School and Hospital, Inc., “Miles for Matheny” to be held at Matheny School on Saturday, June 7, 2025
- Facility Usage Application from Peapack & Gladstone Branch of SCLSNJ to use Gymnasium/Auditorium for Baby/Toddler and Toddler/Preschool Story times on Wednesdays 10:15-11am on March 5, 12, 19 & 26<sup>th</sup>, 2025 – Conference Room 3 Disability Social Hour 6:00-7:30pm on March 24<sup>th</sup>, 2025 and Book Discussion on Tuesday, March 25, 2025 at 3:00 – 4:30pm (Nancy Bretzger)



**MAYOR & COUNCIL  
THE BOROUGH OF PEAPACK & GLADSTONE,  
BOROUGH COUNCIL MEETING AGENDA**



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**9. READING AND APPROVAL OF MINUTES**

Regular Meeting Minutes January 21, 2025

Executive Session Meeting Minutes January 21, 2025

**10. RESOLUTIONS**

**RESOLUTION NO. 43-25 RESOLUTION TO APPROVE A SPECIAL USE PERMIT FOR MATHENY SCHOOL AND HOSPITAL, INC., 65 HIGHLAND AVENUE, PEAPACK, NJ 07977**

**RESOLUTION NO. 44-25 RESOLUTION FOR MAYORAL APPOINTMENTS FOR COMMITTEES & COMMISSIONS FOR THE BOROUGH OF PEAPACK & GLADSTONE FOR THE YEAR 2025 – OPEN SPACE ADVISORY COMMITTEE – HISTORICAL SOCIETY COMMITTEE**

**RESOLUTION NO. 45-25 RESOLUTION AUTHORIZING EXECUTION OF MEMORANDUM OF UNDERSTANDING BETWEEN THE BOROUGH OF PEAPACK & GLADSTONE (“BOROUGH”) AND THE NEW JERSEY STATE POLICE, OFFICE OF EMERGENCY MANAGEMENT (“NJOEM”)**

**RESOLUTION NO. 46-25 RESOLUTION AUTHORIZING GRAYSON C. MEYER TO BE ACCEPTED AS A MEMBER OF THE PEAPACK & GLADSTONE VOLUNTEER FIRE DEPARTMENT**

**RESOLUTION NO. 47-25 RESOLUTION TO SUPPORT PUBLISHING LEGAL NOTICES ON OFFICIAL GOVERNMENT WEBSITES**

**RESOLUTION NO. 48-25 RESOLUTION TO REFUND LIENHOLDER FOR REDEMPTION OF LIEN #24-00009 ON BLOCK 29, LOT 2**

**11. BILLS LIST**

**RESOLUTION NO. 49-25 PAYMENT OF CLAIMS (POSTED)**

*Approval of Bills as signed and listed on the Bill Payment List Total Amount: **\$1,879,662.42***

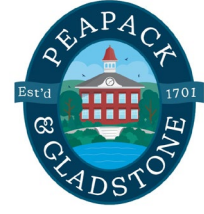
**12. COUNCIL REPORTS**

Mayor Corigliano & Councilman Quartello  
Councilwoman Sueta & Councilwoman Weible  
Councilwoman Murphy & Councilman Quartello  
Councilman Silva & Councilman Sweeney  
Councilman Sweeney & Councilman Quartello  
Councilman Quartello & Councilwoman Weible  
Councilwoman Silva & Councilwoman Sueta  
Steven K. Warner, Esq,  
Nancy Bretzger  
Mayor Corigliano

Finance  
Sanitation & Sewer  
Borough Property  
Fire/First Aid Squad  
Police  
Roads & Transportation  
Construction & Zoning  
Legal  
Administrator’s Report  
Mayor’s Report



**MAYOR & COUNCIL  
THE BOROUGH OF PEAPACK & GLADSTONE,  
BOROUGH COUNCIL MEETING AGENDA**



**FEBRUARY 11, 2025**

**7:00 PM – REGULAR MEETING**

**Location: Borough Hall Council Chambers, 1 School St., Peapack, NJ**

**<https://www.youtube.com/channel/UC438FfqDK6dOgY42KoksqPQ>**

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**13. MAYOR'S EXECUTIVE SUMMARY**

**14. PUBLIC COMMENTS – 3 MINUTES PER PERSON – AGENDA ITEMS ONLY**

*It is the policy of the Borough Council that all public comments on an issue shall be limited to three (3) minutes per person. No debating between residents. Comments should be addressed to Mayor and Council at the public microphone.*

**15. ADJOURNMENT**

**A SPECIAL BUDGET MEETING WILL BE HELD ON  
THURSDAY, FEBRUARY 20, 2025 AT 6:30PM**

**THE NEXT REGULAR MEETING OF THE MAYOR & COUNCIL WILL BE HELD ON  
TUESDAY, MARCH 4, 2025 AT 7:00PM**

**RESOLUTION**

**BOROUGH OF PEAPACK & GLADSTONE, SOMERSET COUNTY, NEW JERSEY**

**RESOLUTION NO. 43-25**

**TITLE: RESOLUTION TO APPROVE A SPECIAL USE PERMIT FOR MATHENY SCHOOL AND HOSPITAL, INC., 65 HIGHLAND AVENUE, PEAPACK, NJ 07977 FOR ‘MILES FOR MATHENY’ ON SATURDAY, JUNE 7, 2025**

**WHEREAS**, a Special Use Application has been filed with the Borough of Peapack & Gladstone to hold “Miles for Matheny” as a fundraiser for the school; and

**WHEREAS**, events of this nature are not a permitted use of the property, therefore, a Special Use Application is required; and

**WHEREAS**, the Zoning Officer, Police Chief and Fire Official have reviewed the application; and

**WHEREAS**, the Fire Official has requested that proper permits, if necessary, be submitted; and

**WHEREAS**, Matheny School and Hospital, Inc. has submitted the proper permits they have received from the Fire Official and the Fire Official approved the application; and

**WHEREAS**, the Zoning Officer and Police Chief have approved the application; and

**WHEREAS**, the application has been submitted to the Mayor & Council for their review and discussion; and

**WHEREAS**, members of the members of Matheny School and Hospital, Inc. attended this meeting and asked the Mayor & Council for their approval of this event.

**NOW, THEREFORE BE IT RESOLVED**, by the Mayor & Council of the Borough of Peapack & Gladstone, County of Somerset, State of New Jersey that Matheny School and Hospital, Inc., can hold their “Miles for Matheny” at 65 Highland Avenue, Peapack, NJ on Saturday, June 7<sup>th</sup>, 2025.

R-43-25 Resolution to Approve a Special Use Permit for Matheny School and Hospital, Inc. 65 Highland Avenue, Peapack, NJ 07977 for 'Miles for Matheny' on Saturday, June 7, 2025

<b>Introduced</b>	<b>Seconded</b>	<b>Borough Council</b>	<b>Aye</b>	<b>Nay</b>	<b>Abstain</b>	<b>Absent</b>
		Jamie Murphy				
		Eric L. Quartello				
		Sergio Silva				
		Julie M. Sueta				
		John Sweeney				
		Jill Weible				

*IT IS HEREBY CERTIFIED THAT THE FOREGOING IS A TRUE AND CORRECT COPY OF A RESOLUTION ADOPTED BY THE BOROUGH COUNCIL OF THE BOROUGH OF PEAPACK & GLADSTONE AT A MEETING OF SAID COUNCIL HELD ON FEBRUARY 11, 2025.*

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NANCY A. BRETZGER  
BOROUGH CLERK

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MARK A. CORIGLIANO  
MAYOR

**RESOLUTION**

**BOROUGH OF PEAPACK AND GLADSTONE, SOMERSET COUNTY, NEW JERSEY**

**RESOLUTION NO. 44-25**

**TITLE: RESOLUTION FOR MAYORAL APPOINTMENTS FOR COMMITTEES & COMMISSIONS FOR THE BOROUGH OF PEAPACK & GLADSTONE FOR THE YEAR 2025 – OPEN SPACE ADVISORY COMMITTEE – HISTORICAL SOCIETY COMMITTEE**

**WHEREAS**, the governing body of the Borough of Peapack & Gladstone, County of Somerset, State of New Jersey, wishes to appoint members to various Boards and Commissions; and

**NOW, THEREFORE BE IT RESOLVED** by the Mayor and Council of the Borough of Peapack & Gladstone, that it does hereby ratify, confirm and approve the appointment of the following for the Borough of Peapack & Gladstone.

The following appointments were recommended by Mayor Corigliano to the Borough Council as follows:

<b>Open Space Advisory Committee</b>	<b>Length of Term</b>	<b>Term Expiration Date</b>
Robert Baker	1 year	12/31/2025

<b>Historical Society Committee</b>	<b>Length of Term</b>	<b>Term Expiration Date</b>
Stephan N. Yelenik	1 year	12/31/2025

Introduced	Seconded	Borough Council	Aye	Nay	Abstain	Absent
		Jamie Murphy				
		Eric L. Quartello				
		Sergio Silva				
		Julie M. Sueta				
		John Sweeney				
		Jill Weible				

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NANCY A. BRETZGER  
BOROUGH CLERK

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MARK A. CORIGLIANO  
MAYOR

**RESOLUTION**

**BOROUGH OF PEAPACK & GLADSTONE, SOMERSET COUNTY, NEW JERSEY**

**RESOLUTION NO. 45-25**

**TITLE: RESOLUTION AUTHORIZING EXECUTION OF MEMORANDUM OF UNDERSTANDING BETWEEN THE BOROUGH OF PEAPACK & GLADSTONE ("BOROUGH") AND THE NEW JERSEY STATE POLICE, OFFICE OF EMERGENCY MANAGEMENT ("NJOEM")**

**WHEREAS**, the Borough of Peapack and Gladstone ("Borough") and the New Jersey State Police, Office of Emergency Management ("NJOEM") have entered into a Memorandum of Understanding ("MOU") designating the Borough as Subgrantee for the purpose of applying for grants under the Federal Emergency Management Agency ("FEMA") Public Assistance and/or Hazard Mitigation programs for presidentially declared major disasters; and

**WHEREAS**, the NJOEM, on behalf of the State of New Jersey, serves as Grantee receiving funding under the FEMA Public Assistance and/or Hazard Mitigation programs, which are authorized under the Stafford Act; and

**WHEREAS**, the Borough is eligible to apply for and receive FEMA funding under the Public Assistance and/or Hazard Mitigation programs, contingent upon the approval of a Project Worksheet or Hazard Mitigation Grant, and the signature of NJOEM; and

**WHEREAS**, the Borough enters into this MOU as part of the application for Disaster Assistance, which shall be binding upon the approval of a Project Worksheet or Hazard Mitigation Grant and signature on behalf of NJOEM.

**NOW, THEREFORE BE IT RESOLVED** by the Mayor and Council of the Borough of Peapack & Gladstone, County of Somerset, State of New Jersey, that the Mayor and Council hereby accept the MOU and authorize Mayor Mark A. Corigliano, Clerk Nancy Bretzger, or the Mayor's designee, to execute the MOU on behalf of the Borough.

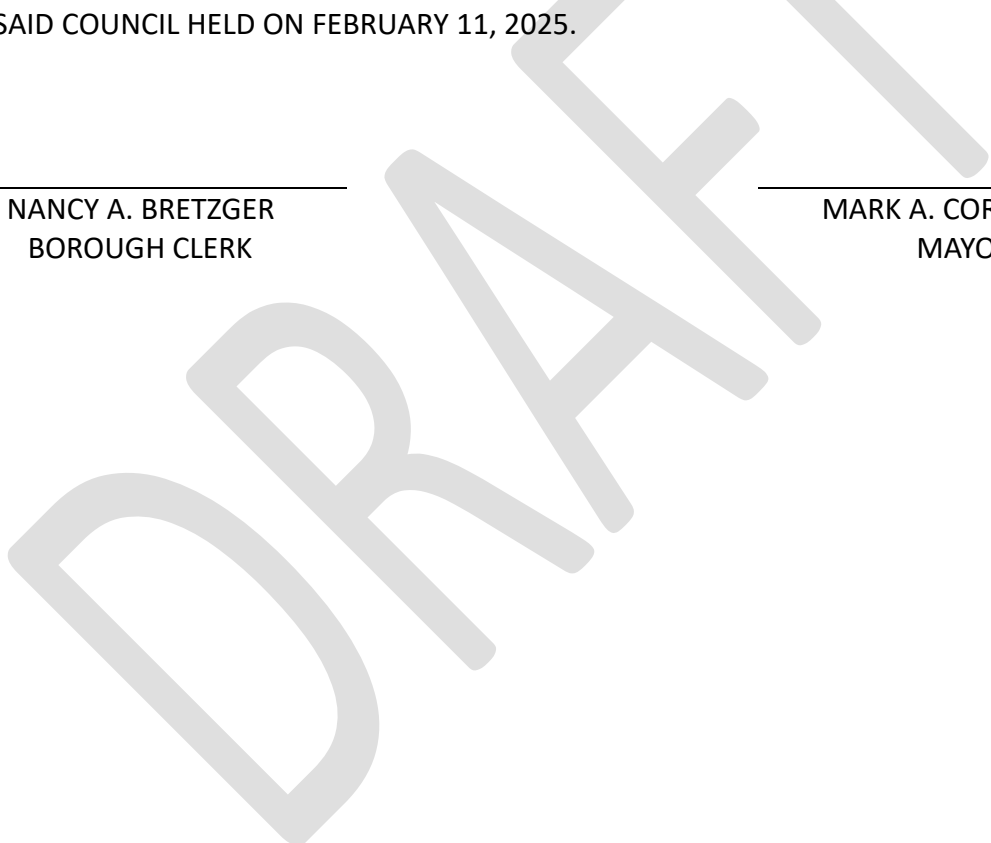
R-45-25 Resolution Authorizing Execution of Memorandum of Understanding Between the Borough of Peapack & Gladstone (“Borough”) and the New Jersey State Police, Office of Emergency Management (“NJOEM”)

Introduced	Seconded	Borough Council	Aye	Nay	Abstain	Absent
		Jaimie Murphy				
		Eric L. Quartello				
		Sergio Silva				
		Julie M. Sueta				
		John Sweeney				
		Jill Weible				

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\_\_\_\_\_  
 NANCY A. BRETZGER  
 BOROUGH CLERK

\_\_\_\_\_  
 MARK A. CORIGLIANO  
 MAYOR





**A RESOLUTION**

**BOROUGH OF PEAPACK & GLADSTONE, SOMERSET COUNTY, NEW JERSEY**

**RESOLUTION NO. 46-25**

**TITLED: RESOLUTION AUTHORIZING GRAYSON C. MEYER TO BE ACCEPTED AS A MEMBER OF THE PEAPACK & GLADSTONE VOLUNTEER FIRE DEPARTMENT**

**WHEREAS**, an application has been submitted for Grayson C. Meyer to become a member of the Peapack & Gladstone Volunteer Fire Department; and

**WHEREAS**, Grayson C. Meyer has been a Junior member of the Fire Department; and

**WHEREAS**, Grayson C. Meyer has met all the requirements of the Fire Department to become a member.

**NOW, THEREFORE BE IT RESOLVED**, by the Mayor and Council of the Borough of Peapack & Gladstone, County of Somerset, State of New Jersey hereby authorize Grayson C. Meyer to become a member of the Peapack & Gladstone Volunteer Fire Department.

<b>Introduced</b>	<b>Seconded</b>	<b>Borough Council</b>	<b>Aye</b>	<b>Nay</b>	<b>Abstain</b>	<b>Absent</b>
		Jamie Murphy				
		Eric L. Quartello				
		Sergio Silva				
		Julie M. Sueta				
		John Sweeney				
		Jill Weible				

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NANCY A. BRETZGER  
BOROUGH CLERK

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MARK A. CORIGLIANO  
MAYOR

## RESOLUTION

**BOROUGH OF PEAPACK AND GLADSTONE, SOMERSET COUNTY, NEW JERSEY**

### RESOLUTION NO. 47-25

#### **TITLE: RESOLUTION TO SUPPORT PUBLISHING LEGAL NOTICES ON OFFICIAL GOVERNMENT WEBSITES**

**WHEREAS**, the sunset provision of March 1, 2025 imposed under P.L. 2024 c.106 is fast approaching in what was a temporary solution that allowed local governments to comply with the public notice requirements under the law in time for annual reorganization meetings in January; and,

**WHEREAS**, local government officials serve as the stewards of property taxpayer dollars and should no longer be required to subsidize the newspaper industry with revenues collected from publishing legal notices in the press; and,

**WHEREAS**, long before NJ Advanced Media's announcement that it was terminating daily print publications in January of 2025, local government officials found it increasingly difficult to comply with the public notice requirements under the law as the media has become almost exclusively digitized and struggled to retain staff, resources, and publications; and,

**WHEREAS**, legislation that will authorize local governments to publish legal notices on a local government's official website will streamline an antiquated and overly burdensome process and save valuable time, resources, and property taxpayer dollars; and,

**NOW, THEREFORE, BE IT RESOLVED** that [INSERT MUNICIPALITY HERE] does in fact, hereby urge state leaders to pass legislation that will authorize municipalities, counties, school districts, and all local governments to publish legal notices in a clear, transparent, and timely manner on a local government's official website.

**BE IT FURTHER RESOLVED** that a copy of this Resolution shall be sent to Governor Phil Murphy, Senate President Nicholas Scutari, Speaker of the General Assembly Craig Coughlin, Senator Jon M. Bramnick, Assemblymembers Michele Matsikoudis and Nancy F. Munoz, and the New Jersey State League of Municipalities.

R-47-25 Resolution to Support Publishing Legal Notices on Official Government Websites

<b>Introduced</b>	<b>Seconded</b>	<b>Borough Council</b>	<b>Aye</b>	<b>Nay</b>	<b>Abstain</b>	<b>Absent</b>
		Jamie Murphy				
		Eric L. Quartello				
		Sergio Silva				
		Julie M. Sueta				
		John Sweeney				
		Jill Weible				

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NANCY A. BRETZGER  
BOROUGH CLERK

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MARK A. CORIGLIANO  
MAYOR

**BOROUGH OF PEAPACK AND GLADSTONE**

**RESOLUTION NO. 48-25**

**TITLE: RESOLUTION TO REFUND LIENHOLDER FOR REDEMPTION OF LIEN #24-00009 ON BLOCK 29 LOT 2**

**WHEREAS**, lien #24-00009 was sold to PRO CAP 8 FBO FIRSTRUST BANK on October 16<sup>th</sup>, 2024 at a tax sale held by the Borough of Peapack & Gladstone, and

**WHEREAS**, the lien holder paid in addition to the lien, a premium in the amount of \$300 at the tax sale, and

**WHEREAS**, DAVID J. & SUSAN J. TULLO on behalf of Block 29, Lot 2 has redeemed lien #24-00009 in the amount of \$2,737.15 by certified check, and

**WHEREAS**, the lien holder is entitled to a refund of the redemption along with the premium in accordance with Title 54 of the New Jersey Statutes Annotated,

**NOW, THEREFORE BE IT RESOLVED**, that the Treasurer is hereby authorized to refund the redemption monies and the premium for a total of \$3037.15 to PRO CAP 8 FBO FIRSTRUST BANK.

Introduced	Seconded	Borough Council	Aye	Nay	Abstain	Absent
		Jamie Murphy				
		Eric L. Quartello				
		Sergio Silva				
		Julie M. Sueta				
		John Sweeney				
		Jill Weible				

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NANCY A. BRETZGER  
BOROUGH CLERK

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MARK A. CORIGLIANO  
MAYOR

**RESOLUTION**

**BOROUGH OF PEAPACK & GLADSTONE, SOMERSET COUNTY, NEW JERSEY**

**RESOLUTION NO. 49-25**

**TITLED: PAYMENT OF CLAIMS (POSTED)**

**WHEREAS**, The Borough Council of the Borough of Peapack & Gladstone has received bills to be paid as listed; and

**WHEREAS**, The Chief Financial Officer and the Borough Administrator have reviewed these bills and have certified that these bills represent goods and/or services received by the Borough, that these are authorized and budgeted expenditures and that sufficient funds are available to pay these bills.

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Council of the Borough of Peapack & Gladstone, in the County of Somerset and State of New Jersey hereby:

1. That these bills are hereby authorized for payment; and
2. That checks in the proper amounts are prepared and that necessary bookkeeping entries are made; and
3. That the proper Borough Officials are authorized to sign the checks.

Introduced	Seconded	Borough Council	Aye	Nay	Abstain	Absent
		Jamie Murphy				
		Eric L. Quartello				
		Sergio Silva				
		Julie M. Sueta				
		John Sweeney				
		Jill Weible				

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NANCY A. BRETZGER  
BOROUGH CLERK

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MARK A. CORIGLIANO  
MAYOR