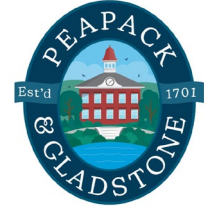




**MAYOR & COUNCIL
THE BOROUGH OF PEAPACK & GLADSTONE,
BOROUGH COUNCIL MEETING AGENDA
JANUARY 21, 2025**



7:00 PM – REGULAR MEETING

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

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

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
- Speed Limit – Main St./Peapack Rd. – Councilman Silva/Councilwoman Weible

7. NEW BUSINESS

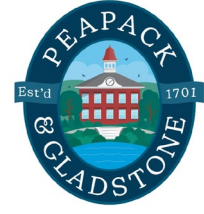
- Somerset County Business Partnership – 40 Under 40 Award – Eric Quartello

8. MISCELLANEOUS DISCUSSION/APPROVALS

- Facilities Usage Application from the Peapack & Gladstone Branch of SCLSNJ to use Gymnasium/Auditorium for Baby/Toddler Story times on Wednesday mornings 10:15 – 11:00am on January 8, 15, 22, 29 and February 5, 12, 19 and 26, 2025; Conference Room 3 for Disability Social Hour on Monday, January 27 and February 24, 2025 6:00 – 7:30pm; Book Discussion Group on Tuesday, January 28 and February 25 3:00 – 4:30pm – Nancy Bretzger
- Facilities Usage Application from the Knights of Columbus for use of the Gym on January 25, 2025 from 4:00PM to 5:30PM and February 15, 2025 from 2:00PM to 3:30PM for a Free Throw Contest – Nancy Bretzger



**MAYOR & COUNCIL
THE BOROUGH OF PEAPACK & GLADSTONE,
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JANUARY 21, 2025**



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- Facility Usage Application from the Somerset Hills Ball Club for use of the Borough's ball fields from March 25-November 1, 2025, on Monday, Tuesday, Thursday and Fridays from 5:30- 8pm. Scheduling will be done through Recreation – Nancy Bretzger

9. READING AND APPROVAL OF MINUTES

- Regular Meeting Minutes December 17, 2024
- Executive Session Meeting Minutes December 17, 2024
- Reorganization Meeting Minutes January 2, 2025

10. RESOLUTIONS

RESOLUTION NO. 29-25 RESOLUTION TO REFUND LIENHOLDER FOR REDEMPTION OF LIEN #24-00003 ON BLOCK 12, LOT 14

RESOLUTION NO. 30-25 RESOLUTION AUTHORIZING THE MAYOR TO SIGN AN AGREEMENT WITH WESTCRAFT BUILDER'S INC., FOR CONTINUATION OF WORK TO BE COMPLETED ON THE LIBRARY RENOVATIONS PROJECT

RESOLUTION NO. 31-25 RESOLUTION FOR AUTHORIZATION TO PAY WESTCRAFT BUILDERS, INC. FOR WORK ASSOCIATED WITH THE LIBRARY RENOVATION PROJECT – PAYMENT NO. 3

RESOLUTION NO. 32-25 RESOLUTION FOR AUTHORIZATION TO PAY WESTCRAFT BUILDERS, INC. FOR WORK ASSOCIATED WITH THE LIBRARY RENOVATION PROJECT – PAYMENT NO. 4

RESOLUTION NO. 33-25 RESOLUTION FOR MAYORAL APPOINTMENTS FOR COMMITTEES & COMMISSIONS FOR THE BOROUGH OF PEAPACK & GLADSTONE FOR THE YEAR 2025 – FIRE AND POLICE CHAPLIN

RESOLUTION NO. 34-25 RESOLUTION TO ENTER INTO AN AGREEMENT WITH DANIEL W. LINCOLN, R.A., LLC FOR THE PURPOSE OF PROFESSIONAL SERVICES FOR ARCHITECTURAL SERVICES FOR THE DEMOLITION AND RENOVATION OF THE BOROUGH'S PARK HOUSE

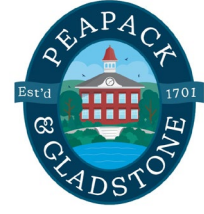
RESOLUTION NO. 35-25 RESOLUTION AUTHORIZING BOROUGH POLICE DEPARTMENT TO PARTICIPATE IN FEBRUARY 2025 DISTRACTED DRIVING ENFORCEMENT MOBILIZATION – FEBRUARY 9 – 22, 2025

RESOLUTION NO. 36–25 RESOLUTION APPROVING APPROPRIATION RESERVE BUDGET TRANSFERS

RESOLUTION NO. 37-25 RESOLUTION AUTHORIZING AN AGREEMENT BETWEEN THE BOROUGH OF PEAPACK & GLADSTONE AND THE COUNTY OF SOMERSET FOR RECYCLING PICK-UP – JANUARY 1, 2025 TO DECEMBER 31, 2025



**MAYOR & COUNCIL
THE BOROUGH OF PEAPACK & GLADSTONE,
BOROUGH COUNCIL MEETING AGENDA
JANUARY 21, 2025**



7:00 PM – REGULAR MEETING

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

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

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

RESOLUTION NO. 38-25 RESOLUTION TO AWARD CONTRACT TO GLEN MILLER ELECTRICAL CONTRACTING, INC. FOR THE PURPOSE OF INSTALLATION OF IT RACK AND DATA WIRES INSTALLED TO RENOVATION LIBRARY

RESOLUTION NO. 39-25 RESOLUTION AUTHORIZING GRIFFITH ALLIED TRUCKING LLC, TO SUPPLY GASOLINE FOR ALL BOROUGH OF PEAPACK & GLADSTONE VEHICLES

RESOLUTION NO. 40-25 RESOLUTION PURSUANT TO THE AMENDED FAIR HOUSING ACT COMMITTING THE BOROUGH TO ROUND 4 PRESENT AND PROSPECTIVE NEED AFFORDABLE HOUSING OBLIGATIONS

11. BILLS LIST

RESOLUTION NO. 41-25 PAYMENT OF CLAIMS (POSTED)

*Approval of Bills as signed and listed on the Bill Payment List Total Amount: **\$928,099.07***

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

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

**THE NEXT MEETING OF THE MAYOR & COUNCIL WILL BE HELD ON
TUESDAY, FEBRUARY 11, 2025 AT 7:00PM**

BOROUGH OF PEAPACK AND GLADSTONE

RESOLUTION NO. 29-25

TITLE: RESOLUTION TO REFUND LIENHOLDER FOR REDEMPTION OF LIEN #24-00003 ON BLOCK 12 LOT 14

WHEREAS, lien #24-00003 was sold to C&E TAX LIEN FUND I on October 16th, 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 \$19,900.00 at the tax sale, and

WHEREAS, PHILLARY MAMAGEMENT INC., on behalf of Block 12, Lot 14 has redeemed lien #24-00003 in the amount of \$16,335.41 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 \$36,235.41 to C&E TAX LIEN FUND I.

Introduced	Seconded	Borough Council	Aye	Nay	Abstain	Absent
		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 JANUARY 21, 2025.

NANCY A. BRETZGER
BOROUGH CLERK

MARK A. CORIGLIANO
MAYOR

RESOLUTION

BOROUGH OF PEAPACK AND GLADSTONE, SOMERSET COUNTY, NEW JERSEY

RESOLUTION NO. 30-25

TITLE: RESOLUTION AUTHORIZING THE MAYOR TO SIGN AN AGREEMENT WITH WESTCRAFT BUILDERS, INC., FOR CONTINUATION OF WORK TO BE COMPLETED ON THE LIBRARY RENOVATIONS PROJECT

WHEREAS, WESTCRAFT BUILDERS, INC. ("Contractor"), successfully submitted a bid to the Borough to be hired as the designated contractor on the Borough's Library Renovations Project ("Project"); and

WHEREAS, via Resolution No. 94-24, the Borough voted to award a contract in the amount of \$691,100.00 to the Contractor and such contract was duly executed by both parties; and

WHEREAS, substantial work has been done on the project and the Borough has made two (2) payments in the aggregate amount of \$247,996.07 to the Contractor, with work on the Project ongoing; and

WHEREAS, an additional payment of \$97,097.72, was to be considered for payment by the Borough prior to the expiration of calendar year 2024, pursuant to application and certificate for payment of same; and

WHEREAS, on December 14, 2024, a fire erupted at the municipal complex in connection with the work performed by the Contractor on the Project and damaged Borough-owned property; and

WHEREAS, a subsequent investigation determined that the Contractor was plainly in breach of its Contractual obligations due to, among other things, clear safety violations; and

WHEREAS, the Borough has held the aforementioned payment in abeyance pending investigation of the cause of the fire; and

WHEREAS, the Parties have conferred and desire to resume work on the Project and to, on a temporary basis, resolve any potential claims between and among them; and

WHEREAS, the Borough Administration has negotiated the attached Settlement Agreement, which is attached hereto as Exhibit A, which protects the Borough's legal and monetary interests, but which allows for work to resume on the Project, subject to certain parameters and controls over the Contractor; and

WHEREAS, the attached Settlement Agreement has been favorably reviewed by the Borough Attorneys;

NOW THEREFORE, BE IT RESOLVED by the Mayor and Borough Council of the Borough of Peapack & Gladstone, County of Somerset, State of New Jersey, that Mayor Mark Corigliano and the Borough Clerk are hereby authorized to execute the agreement herein described.

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

MARK A. CORIGLIANO
MAYOR

RESOLUTION

BOROUGH OF PEAPACK & GLADSTONE, SOMERSET COUNTY, NEW JERSEY

RESOLUTION NO. 31-25

TITLE: RESOLUTION FOR AUTHORIZATION TO PAY WESTCRAFT BUILDERS, INC. FOR WORK ASSOCIATED WITH THE LIBRARY RENOVATION PROJECT – PAYMENT NO. 3

WHEREAS, the Contractor, Westcraft Builders, Inc. has submitted Application and Certificate for Payment No. 3 on the above project; and

WHEREAS Westcraft Builders, Inc. has completed \$352,136.52 of their \$698,107.80 (includes Change order #1) contract; and

WHEREAS Westcraft Builders, Inc. has previously invoiced the Borough for \$247,996.05 for their work completed; and

WHEREAS Westcraft Builders, Inc. has currently invoiced the Borough for \$97,097.72 for their work completed through November 25, 2024.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Peapack & Gladstone, County of Somerset, State of New Jersey that Application and Certificate for Payment No. 3 shall be and is hereby accepted; and

BE IT FURTHER RESOLVED, that a Certification of Availability of Funds has been supplied by the Borough Chief Finance Officer.

Introduced	Seconded	Borough Council	Aye	Nay	Abstain	Absent
		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 JANUARY 21, 2025.

NANCY A. BRETZGER
BOROUGH CLERK

MARK A. CORIGLIANO
MAYOR

FINANCE CERTIFICATION

I, Olu Ochei, CFO of the Borough of Peapack & Gladstone hereby certify that there are adequate funds available for the above-named contract. Monies are available in 12-288-56-300-009 – Friends of the Library Trust Fund (PO 8285).

Olu Ochei, CFO

RESOLUTION

BOROUGH OF PEAPACK & GLADSTONE, SOMERSET COUNTY, NEW JERSEY

RESOLUTION NO. 32-25

TITLE: RESOLUTION FOR AUTHORIZATION TO PAY WESTCRAFT BUILDERS, INC. FOR WORK ASSOCIATED WITH THE LIBRARY RENOVATION PROJECT – PAYMENT NO. 4

WHEREAS, the Contractor, Westcraft Builders, Inc. has submitted Application and Certificate for Payment No. 4 on the above project; and

WHEREAS Westcraft Builders, Inc. has completed \$454,014.20 of their \$698,107.80 (includes Change order #1) contract; and

WHEREAS Westcraft Builders, Inc. has previously invoiced the Borough for \$345,093.77 for their work completed; and

WHEREAS Westcraft Builders, Inc. has currently invoiced the Borough for \$108,920.43 for their work completed through December 14, 2024.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Peapack & Gladstone, County of Somerset, State of New Jersey that Application and Certificate for Payment No. 4 shall be and is hereby accepted; and

BE IT FURTHER RESOLVED, that a Certification of Availability of Funds has been supplied by the Borough Chief Finance Officer.

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

MARK A. CORIGLIANO
MAYOR

FINANCE CERTIFICATION

I, Olu Ochei, CFO of the Borough of Peapack & Gladstone hereby certify that there are adequate funds available for the above-named contract. Monies are available in 12-288-56-300-009 – Friends of the Library Trust Fund (PO 8285).

Olu Ochei, CFO

RESOLUTION

BOROUGH OF PEAPACK AND GLADSTONE, SOMERSET COUNTY, NEW JERSEY

RESOLUTION NO. 33-25

TITLE: RESOLUTION FOR MAYORAL APPOINTMENTS FOR COMMITTEES & COMMISSIONS FOR THE BOROUGH OF PEAPACK & GLADSTONE FOR THE YEAR 2025 – FIRE AND POLICE CHAPLIN

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:

Fire and Police Chaplain	Length of Term	Term Expiration Date
Rev. Kent Walley	1 year	12/31/2025
Peter Cuttone	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

MARK A. CORIGLIANO
MAYOR

RESOLUTION

BOROUGH OF PEAPACK AND GLADSTONE, SOMERSET COUNTY, NEW JERSEY

RESOLUTION NO. 34-25

TITLE: RESOLUTION TO ENTER INTO AN AGREEMENT WITH DANIEL W. LINCOLN, R.A., LLC FOR THE PURPOSE OF PROFESSIONAL SERVICES FOR ARCHITECTUAL SERVICES FOR THE DEMOLITION AND RENOVATION OF THE BOROUGH’S PARK HOUSE

WHEREAS, the Borough of Peapack and Gladstone has an interest in Professional Consulting services; and

WHEREAS, Daniel W. Lincoln, R.A., LLC has presented a proposal for Professional Services relating to the demolition and renovation of the Borough’s Park House (180 Main Street, Peapack); and

WHEREAS, there was a review of their proposal received and it covered all the needs for the Borough for the professional work needed for these services; and

NOW, THEREFORE BE IT RESOLVED, by the Borough Council of the Borough of Peapack and Gladstone, Somerset County, State of New Jersey that the Borough award the work to Daniel W. Lincoln, R.A., LLC for the design and construction drawings, the bid documents and Construction Administration an amount not to exceed \$30,500.00 from the Open Space account 22-288-56-00.

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

MARK A. CORIGLIANO
MAYOR

FINANCE CERTIFICATION

I, Olu Ochei, CFO of the Borough of Peapack & Gladstone hereby certify that there are adequate funds available for the above-named contract. Monies are available in the Open Space Account 22-288-56-00.

Olu Ochei, CFO

DRAFT

RESOLUTION

BOROUGH OF PEAPACK AND GLADSTONE, SOMERSET COUNTY, NEW JERSEY

RESOLUTION NO. 35-25

TITLE: RESOLUTION AUTHORIZING BOROUGH POLICE DEPARTMENT TO PARTICIPATE IN DISTRACTED DRIVING FOR THE FEBRUARY DISTRACTED DRIVING ENFORCEMENT MOBILIZATION FEBRUARY 9 – 22, 2025

WHEREAS, the February 2025 Distracted Driving Enforcement Mobilization allows Police Departments to conduct pre-enforcement patrols for Distracted Driving. The February Distracted Driving Mobilization will be conducted between the dates of February 9 - 22, 2025 for a total of 20 hours, for a rate of \$70.00 per hour and a maximum amount of \$1,400.00; and

WHEREAS, the Borough of Peapack & Gladstone Police Department wishes to take advantage of this campaign.

NOW, THEREFORE, BE IT RESOLVED that the Mayor and Council of the Borough of Peapack & Gladstone, County of Somerset, State of New Jersey do hereby approve the submission of said campaign application.

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

MARK A. CORIGLIANO
MAYOR

BOROUGH OF PEAPACK AND GLADSTONE

RESOLUTION NO. 36-25

TITLE: RESOLUTION APPROVING APPROPRIATION RESERVE BUDGET TRANSFERS

WHEREAS, there are unexpended balances in various 2024 appropriation accounts not required for the balance of 2024; and

WHEREAS, additional sums are required for the operating expenses of other Borough accounts; and

WHEREAS, N.J.S.A. 40A:4-58 and N.J.S.A. 40A:4-59 allows for the transfer of certain appropriations within the municipal budget to meet the needs and demands of the Borough.

NOW, THEREFORE BE IT RESOLVED, by the Borough Council of the Borough of Peapack and Gladstone, County of Somerset, State of New Jersey that the following are hereby approved and the Chief Finance Officer is instructed to make said transfers:

ACCOUNT	AMOUNT FROM	AMOUNT TO
Public Buildings & Grounds (S&W)		\$11,000.00
General Administration (OE)	\$11,000.00	

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

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NANCY A. BRETZGER
BOROUGH CLERK

MARK A. CORIGLIANO
MAYOR

RESOLUTION

BOROUGH OF PEAPACK & GLADSTONE, SOMERSET COUNTY, NEW JERSEY

RESOLUTION NO. 37-25

TITLE: RESOLUTION AUTHORIZING AGREEMENT BETWEEN BOROUGH OF PEAPACK & GLADSTONE AND THE COUNTY OF SOMERSET FOR RECYCLING PICK-UP – JANUARY 1, 2025 – DECEMBER 31, 2025

WHEREAS, the Borough of Peapack & Gladstone entered into negotiations regarding an Agreement with the County of Somerset, and

WHEREAS, the Borough of Peapack & Gladstone has agreed that the County fee shall be based upon the number of households with the Municipality as determined by the County Planning Board at the rate of \$27.60 per household per year, and

WHEREAS, the Borough of Peapack & Gladstone has determined that it is in the best interest of the Municipality to execute an Agreement with the County of Somerset.

NOW, THEREFORE BE IT RESOLVED by the Mayor and Council of the Borough of Peapack & Gladstone, County of Somerset, State of New Jersey are hereby authorized to execute this Agreement for recycling pickup with the County of Somerset for the period January 1, 2025 to December 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

MARK A. CORIGLIANO
MAYOR

RESOLUTION

BOROUGH OF PEAPACK AND GLADSTONE, SOMERSET COUNTY, NEW JERSEY

RESOLUTION NO. 38-25

TITLE: RESOLUTION TO AWARD CONTRACT TO GLEN MILLER ELECTRICAL CONTRACTING, INC. FOR THE PURPOSE OF INSTALLATION OF DATA WIRING TO RENOVATED LIBRARY

WHEREAS, the Borough of Peapack and Gladstone has a need to have a IT Rack installed along with 34 data lines installed and terminate; and

WHEREAS, Glen Miller Electrical, Inc. has presented a proposal for Professional Services relating to the installation of the IT rack and data wires for the renovated library; and

WHEREAS, there was a review of their proposal received and it covered all the needs for the Borough for the professional work needed for these services; and

NOW, THEREFORE BE IT RESOLVED, by the Borough Council of the Borough of Peapack and Gladstone, Somerset County, State of New Jersey that the Borough award the work to Glen Miller Electrical Contracting, Inc. for the Borough of Peapack & Gladstone in an amount not to exceed \$9,000.00 from account 04-215-55-000-1144 – Library Renovation.

Introduced	Seconded	Borough Council	Aye	Nay	Abstain	Absent
		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 JANUARY 21, 2025.

NANCY A. BRETZGER
BOROUGH CLERK

MARK A. CORIGLIANO
MAYOR

FINANCE CERTIFICATION

I, Olu Ochei, CFO of the Borough of Peapack & Gladstone hereby certify that there are adequate funds available for the above-named contract. Monies are available in account number 04-215-55-000-114 – Library Renovation

Olu Ochei, CFO

DRAFT

RESOLUTION

BOROUGH OF PEAPACK & GLADSTONE, SOMERSET COUNTY, NEW JERSEY

RESOLUTION NO. 39-25

TITLE: RESOLUTION AUTHORIZING GRIFFITH ALLIED TRUCKING LLC TO SUPPLY GASOLINE FOR ALL BOROUGH OF PEAPACK AND GLADSTONE’S VEHICLES

WHEREAS, the Borough of Peapack and Gladstone has a need to purchase gasoline for all Borough vehicles; and

WHEREAS, Griffith Allied Trucking, LLC is under the Morris County Co-Op (6MOCCP) and can supply gasoline to the Borough of Peapack and Gladstone at a cost savings.

NOW, THEREFORE, BE IT RESOLVED that the Mayor and Council of Peapack & Gladstone, County of Somerset, State of New Jersey authorizes the purchase of gasoline for all the Borough’s vehicles from Griffith Allied Trucking, LLC through the Morris County Co-op (6MOCCP) not to exceed \$50,000. This amount is available in account 01-201-31-447-201.

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

MARK A. CORIGLIANO
MAYOR

FINANCE CERTIFICATION

I, Olu Ochei, CFO of the Borough of Peapack & Gladstone hereby certify that there are adequate funds available for the above-named agreement in account 01-201-31-447-201

Olu Ochei, CFO

RESOLUTION

BOROUGH OF PEAPACK & GLADSTONE, SOMERSET COUNTY, NEW JERSEY

RESOLUTION NO. 40-25

TITLE: RESOLUTION PURSUANT TO THE AMENDED FAIR HOUSING ACT COMMITTING THE BOROUGH TO ROUND 4 PRESENT AND PROSPECTIVE NEED AFFORDABLE HOUSING OBLIGATIONS

WHEREAS, the Borough of Peapack and Gladstone (the "Borough") has a demonstrated history of voluntary compliance with its "Mount Laurel" affordable housing obligations as evidenced by its substantive certification in the First and Second Round and its Final Judgment of Compliance and Repose in the Third Round; and

WHEREAS, pursuant to In re N.J.A.C. 5:96 and 5:97, 221 N.J. 1 (2015) (Mount Laurel IV), on July 7, 2015, the Borough filed a Declaratory Judgment Complaint in Superior Court, Law Division seeking, among other things, a judicial declaration that its Housing Element and Fair Share Plan (hereinafter "Fair Share Plan"), to be amended as necessary, satisfies its "fair share" of the regional need for low and moderate income housing pursuant to the "Mount Laurel doctrine;" and

WHEREAS, that culminated in a Court-approved Housing Element and Fair Share Plan and a Final Judgment of Compliance and Repose, which precludes builder's remedy lawsuits until July 1, 2025; and

WHEREAS, on March 20, 2024, Governor Murphy signed into law an Amendment to the Fair Housing Act (N.J.S.A. 52:27D-301 et seq.) (hereinafter the "Amended FHA"); and

WHEREAS, the Amended FHA required the Department of Community Affairs ("DCA") to produce non-binding estimates of municipal fair share obligations on or before October 20, 2024; and

WHEREAS, the DCA issued a report on October 18, 2024 the ("DCA Report") wherein it reported its estimate of the obligation for all municipalities based upon its interpretation of the standards in the Amended FHA; and

WHEREAS, the DCA Report calculates the Borough's Round 4 (2025-2035) obligations as follows: a Present Need or Rehabilitation Obligation of 10 units and a Prospective Need or New Construction Obligation of 75 units; and

WHEREAS, the Amended FHA provides that the DCA Report is non-binding, thereby inviting municipalities to demonstrate that the Amended FHA would support lower calculations of Round 4 affordable housing obligations; and

WHEREAS, the Amended FHA further provides that “[a]ll parties shall be entitled to rely upon regulations on municipal credits, adjustments, and compliance mechanisms adopted by COAH unless those regulations are contradicted by statute, including P.L. 2024, c.2, or binding court decisions” (N.J.S.A. 52:27D-311 (m)); and

WHEREAS, COAH regulations authorize vacant land adjustments as well as durational adjustments; and

WHEREAS, based on the attached report of the Borough's Professional Planner, John Szabo, PP, of Burgis Associates (Exhibit A), the Borough disputes the accuracy of the DCA calculations of the Borough's fair share obligations and instead has calculated its own Round 4 Present and Prospective Need affordable housing obligations, independently, and commits itself to the following obligations: Ten (10) units Round 4 Present Need or Rehabilitation Obligation and Fifty-Seven (57) units Prospective Need or New Construction Obligation; and

WHEREAS, Section 3 of the Amended FHA provides that: “the municipality’s determination of its fair share obligation shall have a presumption of validity, if established in accordance with sections 6 and 7” of the Amended FHA; and

WHEREAS, Borough’s calculation of need is entitled to a “presumption of validity” because it complies with Sections 6 and 7 of the Amended FHA; and

WHEREAS, the Borough specifically reserves the right to adjust the aforementioned obligation numbers based on, inter alia, any one or more of the foregoing adjustments: 1) a windshield survey or similar survey which accounts for a higher-resolution estimate of present need; 2) a Vacant Land Adjustment predicated upon a lack of vacant, developable and suitable land; 3) a Durational Adjustment (whether predicated upon lack of sewer or lack of water); and/or 4) an adjustment predicated upon regional planning entity formulas, inputs or considerations, including, but not limited to the Highlands Regional Master Plan and its build out; and

WHEREAS, in addition to the foregoing, the Borough specifically reserves all rights to revoke this Resolution and commitment in the event of a successful challenge to the Amended FHA in the context of the Montvale case (MER-L-1778-24), any other such action challenging the Amended FHA, or any legislation adopted and signed into law by the Governor of New Jersey that alters the deadlines and/or requirements of the Amended FHA; and

WHEREAS, in addition to the foregoing, the Borough reserves the right to take a position that its Round 4 Present and/or Prospective Need Obligations are lower than described herein in

the event that a third party challenges the calculations provided for in this Resolution (a reservation of all litigation rights and positions, without prejudice); and

WHEREAS, in addition to the foregoing, nothing in the Amended FHA requires or can require an increase in the Borough's Round 4 Present or Prospective Need Obligations based on a successful downward challenge of any other municipality in the region since the plain language and clear intent of the Amended FHA is to establish, among other things, unchallenged numbers by default on or before March 1, 2025; and

WHEREAS, in light of the above, the Mayor and the Borough Council find that it is in the best interest of the Borough to declare its obligations in accordance with this Resolution and commits to its fair share of Ten (10) units of present need and Fifty-Seven (57) units of prospective need, subject to any vacant land and/or durational adjustments it may seek as part of the Housing Element and Fair Share Plan it subsequently submits in accordance with the Amended FHA; and

WHEREAS, the Borough reserves the right to comply with any additional amendments to the FHA that the Legislature may enact; and

WHEREAS, in addition to the above, the Acting Administrative Director issued Directive #14-24, dated December 13, 2024, and made the directive available later in the week that followed; and

WHEREAS, pursuant to Directive #14-24, a municipality seeking a certification of compliance with the FHA shall file an action in the form of a declaratory judgment complaint . . . in the county in which the municipality is located . . . within 48 hours after adoption of the municipal resolution of fair share obligations, or by February 3, 2025, whichever is sooner" and

WHEREAS, the Borough seeks a certification of compliance with the FHA and, therefore, directs its Affordable Housing Counsel to file a declaratory judgment action within 48 hours of the adoption of this Resolution in Somerset County;

NOW, THEREFORE, BE IT RESOLVED on this 21 day of January, 2025 by the Borough of Peapack and Gladstone as follows:

1. All of the above Whereas Clauses are incorporated into the operative clauses of this Resolution.
2. The Borough hereby commits to a Round 4 Present Need Obligation of Ten (10) units and a Round 4 Prospective Need Obligation of Fifty-Seven (57) units described in this Resolution, subject to all reservations of rights set forth above
3. The Borough hereby directs its Affordable Housing Counsel to file a declaratory judgment complaint in Somerset County within 48 hours after adoption of this Resolution.

4. The Borough authorizes its Affordable Housing Counsel to attach this Resolution as an exhibit to the declaratory judgment complaint that is filed and to submit and/or file this Resolution with the Program or any other such entity as may be determined to be appropriate by such counsel.

5. This Resolution shall take effect immediately, according to law.

Introduced	Seconded	Borough Council	Aye	Nay	Abstain	Absent
		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 JANUARY 21, 2025.

NANCY A. BRETZGER
BOROUGH CLERK

MARK A. CORIGLIANO
MAYOR

CERTIFICATION

I, Nancy Bretzger, Clerk of the Borough of Peapack and Gladstone, County of Somerset, State of New Jersey, do hereby certify that the foregoing is a true copy of a resolution adopted by the Borough Council at a meeting held on January 21, 2025.

Nancy Bretzger, Clerk

RESOLUTION

BOROUGH OF PEAPACK & GLADSTONE, SOMERSET COUNTY, NEW JERSEY

RESOLUTION NO. 41-25

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

MARK A. CORIGLIANO
MAYOR