

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



APRIL 15, 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 and the Borough Library. Action may be taken.”

3. FLAG SALUTE

4. ROLL CALL

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

6. OLD BUSINESS

- Tennis Courts- Councilwoman Murphy/ Councilman Quartello
- Discussion on Off-Duty Assignments for Police Officers Ordinance

7. NEW BUSINESS

8. MISCELLANEOUS DISCUSSION

9. PRESENTATION & PUBLIC HEARING FOR THE 2025 BUDGET

MAYOR CORIGLIANO AND COUNCILMAN QUARTELLO PRESENT THE 2025 BUDGET

RESOLUTION NO.72-25 RESOLUTION AUTHORIZING THE BOROUGH OF PEAPACK & GLADSTONE TO CONDUCT A SELF EXAMINATION OF THE 2025 BUDGET

RESOLUTION NO. 73-25 RESOLUTION TO READ THE 2025 BUDGET BY TITLE ONLY

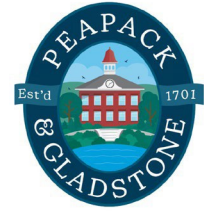
10. READING AND APPROVAL OF MINUTES

Regular Meeting Minutes March 25, 2025

Executive Session Meeting Minutes March 25, 2025



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11. ORDINANCES

PUBLIC HEARING OF ORDINANCE 1150-2025 AN ORDINANCE TO AMEND CHAPTER XXIII, “LAND DEVELOPMENT ORDINANCE” OF THE REVISED GENERAL ORDINANCES OF THE BOROUGH OF PEAPACK AND GLADSTONE AMENDING ARTICLE XIA, MU-AH MIXED USED- AFFORDABLE HOUSING ZONE

REINTRODUCTION OF ORDINANCE 1153-2025 AN ORDINANCE FOR THE PROTECTION OF TREES IN THE BOROUGH OF PEAPACK AND GLADSTONE

INTRODUCTION OF ORDINANCE 1154-2025 PROVIDING FOR VARIOUS IMPROVEMENTS IN AND BY THE BOROUGH OF PEAPACK AND GLADSTONE, IN THE COUNTY OF SOMERSET, NEW JERSEY, AND APPROPRIATING \$876,510.00 IN THE GENERAL CAPITAL FUND, \$419,000.00 IN THE OPEN SPACE TRUST AND \$226,800.00 IN THE SEWER CAPITAL FUND THEREFORE FROM VARIOUS FUNDS OF THE BOROUGH

12. RESOLUTIONS

RESOLUTION NO. 74-25 RESOLUTION AUTHORIZING THE BOROUGH OF PEAPACK & GLADSTONE COUNCIL TO FIX AND DETERMINE ANNUAL SALARIES, WAGES OR COMPENSATION TO BE PAID TO OFFICERS AND EMPLOYEES OF THE BOROUGH OF PEAPACK & GLADSTONE FOR 2025

RESOLUTION NO. 75-25 RESOLUTION ACCEPTING A RESIGNATION LETTER FROM BARRY WILBUR AS THE ELECTRICAL SUBCODE OFFICIAL WITH THE CONSTRUCTION DEPARTMENT FOR THE BOROUGH OF PEAPACK AND GLADSTONE

RESOLUTION NO. 76-25 RESOLUTION OPPOSING LEGISLATION THAT WOULD PREEMPT LOCAL PLANNING AND PERMIT CONVERSION OF CERTAIN OFFICE PARKS AND RETAIL CENTERS TO MIXED-USE DEVELOPMENT

RESOLUTION NO. 77-25 RESOLUTION ACCEPTING A RESIGNATION LETTER FROM ANDREW BUTERBAUGH AS THE FIRE SUBCODE OFFICIAL FOR THE BOROUGH OF PEAPACK AND GLADSTONE

RESOLUTION NO. 78-25 RESOLUTION APPOINTING FUND COMMISSIONER FOR STATEWIDE INSURANCE FUND

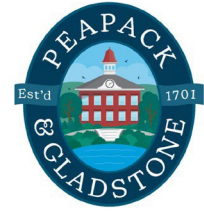
RESOLUTION NO. 79-25 RESOLUTION TO ENTER INTO AN AGREEMENT WITH NORMAN J. GOLDBERG, INC. REAL ESTATE APPRAISERS FOR THE PURPOSE OF A “YELLOW BOOK” APPRAISAL OF BLOCK 8, LOT 2.02 & 2.08

RESOLUTION NO. 80-25 RESOLUTION TO ENTER INTO AN AGREEMENT WITH WEBB APPRAISAL, LLC FOR THE PURPOSE OF A “YELLOW BOOK” APPRAISAL OF BLOCK 8, LOT 2.02 & 2.08

RESOLUTION NO. 81-25 RESOLUTION AUTHORIZING THE BOROUGH TO ENTER INTO A SHARED SERVICE SEWER SERVICE AGREEMENT WITH THE TOWNSHIP OF BEDMINSTER AND THE BOROUGH OF FAR HILLS FOR JANUARY 1, 2025 TO DECEMBER 31, 2026



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13. BILLS LIST

RESOLUTION NO. 82-25 *Approval of Bills as signed and listed on the Bill Payment List Total Amount: \$183,618.47*

14. COUNCIL REPORTS

Mayor Corigliano & Councilman Quartello
Councilwoman Sueta & Councilwoman Weible
Councilman Quartello & Councilman Sweeney
Councilman Quartello & Councilman Silva
Councilman Sweeney & Councilwoman Murphy
Councilman Silva & Councilwoman Weible
Councilwoman Weible & Councilman Silva
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

15. MAYOR'S EXECUTIVE SUMMARY

16. PUBLIC COMMENTS – 3 MINUTES PER PERSON – AGENDA ITEMS ONLY

17. ADJOURNMENT

**THE REGULAR MEETING OF THE MAYOR & COUNCIL WILL BE HELD ON
THURSDAY, MAY 6, 2024 AT 7:00PM**

RESOLUTION

BOROUGH OF PEAPACK & GLADSTONE, SOMERSET COUNTY, NEW JERSEY

RESOLUTION NO. 72-25

TITLED: A RESOLUTION AUTHORIZING THE BOROUGH OF PEAPACK & GLADSTONE TO CONDUCT A SELF-EXAMINATION OF THE 2025 BUDGET

WHEREAS, N.J.S.A. 40A:4-78b has authorized the Local Finance Board to adopt rules that permit municipalities in sound fiscal condition to assume the responsibility, normally granted to the Director of the Division of Local Government Services, of conducting the annual budget examination; and

WHEREAS, N.J.A.C. 5:30-7 was adopted by the Local Finance Board on February 11, 1997; and

WHEREAS, Pursuant to N.J.A.C. 5:30-7.2 through 7.5, the Borough of Peapack & Gladstone has been declared eligible to participate in the program by the Division of Local Government Services, and the Chief Financial Officer has determined that the local government meets the necessary conditions to participate in the program for the 2025 budget year.

NOW, THEREFORE, BE IT RESOLVED By the Council of the Borough of Peapack & Gladstone that in accordance with N.J.A.C. 5:30-7.6a & 7.6b and based upon the Chief Financial Officer's certification, the governing body has found the budget has met the following requirements:

1. That with reference to the following items, the amounts have been calculated pursuant to law and appropriated as such in the budget:
 - a. Payment of interest and debt redemption charges.
 - b. Deferred charges and statutory expenditures.
 - c. Cash deficit of preceding year.
 - d. Reserve for uncollected taxes.
 - e. Other reserves and non-disbursement items.
 - f. Any inclusions of amounts required for school purposes.

2. That the provisions relation to limitation on increases of appropriations pursuant to N.J.S.A. 40A:4-45.2 and appropriations for exceptions to limits on appropriations found at N.J.S.A. 40A:4-45.3 et seq., are fully met (complies with CAP law).

3. That the budget is in such form, arrangement, and content as required by the Local Budget Law and N.J.A.C. 5:30-4 and 5:30-5.

4. That pursuant to the Local Budget Law:

- a. All estimates of revenue are reasonable, accurate and correctly stated,
- b. Items of appropriation are properly set forth,
- c. In itemization, form, arrangement and content, the budget will permit the exercise of the comptroller function within the municipality.

5. The budget and associated amendments have been introduced and publicly advertised in accordance with the relevant provisions of the Local Budget Law, except that failure to meet the deadlines of N.J.S.A. 40A:4-5 shall not prevent such certification.

6. That all other applicable statutory requirements have been fulfilled.

BE IT FURTHER RESOLVED that a copy of this resolution will be forwarded to the Director of the Division of Local Government Services upon adoption.

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 APRIL 15, 2025.

NANCY A. BRETZGER
BOROUGH CLERK

MARK CORIGLIANO
MAYOR

RESOLUTION

BOROUGH OF PEAPACK & GLADSTONE, SOMERSET COUNTY, NEW JERSEY

RESOLUTION NO. 73-25

TITLE: RESOLUTION TO READ THE 2025 BUDGET BY TITLE ONLY

WHEREAS N.J.S.A. 40A:4-8 as amended, provides that the budget shall be read in full at the Public Hearing or that it may be read by its title only if:

1. At least one week prior to the date of the hearing, a complete copy of the approved budget:
 - (a) shall be made available to the public for inspection in the free public library, if any, of the municipality and in the free County libraries or regional libraries located in the municipality, the county or regional library of the county in which the municipality is located, and the public officer delegated responsibility for delivering copies of the approved budget to such library shall forward to the governing body an attestation that such delivery was made, and
 - (b) it is made available to each person requesting same, during said week and during the public hearing.

NOW, THEREFORE, BE IT RESOLVED by the Borough Council of Peapack and Gladstone, Somerset County, State of New Jersey that it is declared that the conditions of N.J.S.A. 40A:4-8 as amended, set forth in subsections 1(a) and 1(b) have been met and therefore the Budget for 2025 shall be read by title only.

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. 74-25

TITLE: RESOLUTION AUTHORIZING THE BOROUGH OF PEAPACK & GLADSTONE COUNCIL TO FIX AND DETERMINE ANNUAL SALARIES, WAGES OR COMPENSATION TO BE PAID TO OFFICERS AND EMPLOYEES OF THE BOROUGH OF PEAPACK & GLADSTONE

WHEREAS, Ordinance No. 952 and amending Ordinances Nos. 959, 978, 1040, 1054, 1061, 1086, 1111, 1122, 1141, and 1152 of the Borough of Peapack and Gladstone authorized the Council of the Borough of Peapack and Gladstone to fix and determine annual salaries, wages or compensation to be paid to officers and employees of the Borough of Peapack and Gladstone.

NOW, THEREFORE, BE IT RESOLVED that the Borough Council hereby establishes the following salary guide for the year 2025 retroactive to January 1, 2025.

1. The annual salary or compensation for the following officers shall be paid quarterly.

Mayor	\$ 3,500
Borough Council Members	\$ 2,000

2. The maximum regular annual salaries of the following shall be as specified.

Nancy Bretzger, Borough Clerk/Administrator/Registrar	\$139,501.12
Stephanie Soulios, Deputy Clerk/Deputy Registrar	\$ 66,000.00
Matthew Ghiretti, Administrative Assistant/RCO Inspector	\$ 55,357.72
Edward Kerwin, Tax Assessor	\$ 35,290.54
Florence Spitale, Asst to Constr Official & DPW Dir	\$ 52,009.98
Frank LaGuarina, Construction Code Official	\$ 25,290.12
Brady Driscoll, Plumbing Subcode Official	\$ 14,611.42
Nancy Arbelo, Police Secretary	\$ 48,438.00
Sarah Jane Noll, Zoning Official	\$ 11,533.78
Kingsley Hill, OEM Coordinator	\$ 900.00
Brad Fagan, Deputy OEM Coordinator	\$ 400.00
Thomas Scanlon, Deputy OEM Coordinator	\$ 400.00

DEPARTMENT OF PUBLIC WORKS

Brad Fagan, DPW Director	\$ 105,664.93
William Allen, Supervisor	\$ 70,716.82
E. James Keith, Mechanic	\$ 58,532.53
Kevin O'Brien, Building Manager	\$ 54,309.25
Nicholas Petonak, Machine Operator	\$ 51,514.40
Matthew Dilorio, Laborer	\$ 43,470.00
Christopher Reasoner, Laborer	\$ 45,056.00
John Kemp, Laborer	\$ 44,435.00
Joseph McChesney, Laborer	\$ 44,435.00

POLICE DEPARTMENT

Steve Ferrante, Police Chief	\$ 152,435.20
Brian Bobowicz, Class II Special Officer	\$ 29.56/hr.

The maximum hourly salaries of the following part-time employees shall be as specified.

Barry Wilbur, Electrical Subcode Official	\$ 55.35/hr.
Andrew Buterbaugh, Fire Protection, UFC	\$ 52.00/hr.
Steve Dill, Fire Official	\$ 42.66/hr.
Sarah Jane Noll, Land Use Board Secretary	\$ 35.44/hr.
Sarah Jane Noll, RCO Inspector	\$ 30.31/hr.
Anthony Arpino, Night Custodian	\$ 23.81/hr.
Katherine Ferratti, Police Matron	\$ 50.00/hr.
Nancy Arbelo, Police Matron	\$ 50.00/hr.
Daniel Dolan, Recreation Coordinator	\$ 31.66/hr.
Robert F. DiBias, Open Gym Monitor	\$ 15.53/hr.
Nicole Izzo, Assistant to Tax Assessor	\$ 24.52/hr.
Edgar Badger, DPW Laborer "As Needed"	\$ 18.45/hr.
Edgar Badger, Carpenter "As Needed"	\$ 44.00/hr.

3. Employees of the Department of Public Works (other than the Public Works Manager, Superintendent and Assistant Superintendent) who possess licenses issued by the Department of Environmental Protection shall receive annually the additional compensation set forth below:

Class S-3	\$385.00
Class S-2	\$298.00
Class S-1	\$210.00
Class C-3	\$385.00
Class C-2	\$298.00
Class C-1	\$210.00

Payment for the highest license held shall be made for the year 2025 upon lawful adoption of this Resolution. Any employee who procures a license during the year 2025 shall receive a pro-rata share of the yearly additional compensation calculated from the date the license is received.

4. This Resolution shall be effective immediately upon proper adoption by the Borough Council.

Introduced	Seconded	Borough Council	Aye	Nay	Abstain	Absent
		Jamie Murphy				
		Eric L. Quartello				
		Sergio Silva				
		Julia 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. 75-25

TITLE: RESOLUTION ACCEPTING A RESIGNATION LETTER FROM BARRY WILBUR, AS THE ELECTRICAL SUBCODE OFFICIAL WITH THE CONSTRUCTION DEPARTMENT FOR THE BOROUGH OF PEAPACK AND GLADSTONE

WHEREAS, Borough employee Barry Wilbur tendered a letter of resignation effective April 30, 2025, leaving his position as the Electrical Subcode Official with the Construction Department for the Borough of Peapack and Gladstone.

NOW, THEREFORE BE IT RESOLVED that the Mayor and Borough Council of the Borough of Peapack & Gladstone, County of Somerset, State of New Jersey accept the letter of resignation from Barry Wilbur and wish him well in his future endeavors.

BE IT FURTHER RESOLVED, that the Borough Administrator is hereby authorized to advertise to fill the position of Electrical Subcode Official.

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. 76-25

TITLE: A RESOLUTION OPPOSING LEGISLATION THAT WOULD PREEMPT LOCAL PLANNING AND PERMIT CONVERSION OF CERTAIN OFFICE PARKS AND RETAIL CENTERS TO MIXED-USE DEVELOPMENTS

WHEREAS, New Jersey has long history of maintaining the principles of home rule, established in the state constitution, which has provided our residents with the most meaningful direct access to strong local governments; and

WHEREAS, municipalities bring a distinctive responsiveness and ability to shape policy to respond to the needs of communities; and

WHEREAS, local control and decision making reflective of the community empowers the residents and taxpayers of each municipality to carefully tailor local policies that reflect its unique geography, economy, needs, and priorities; and

WHEREAS, SCS-1408/A-2757 require municipal planning boards to permit the conversion of eligible properties, so-called “stranded assets” into mixed-use developments, effectively bypassing the existing variance procedure and preempting local zoning; and

WHEREAS, an eligible property is defined as an office park that is at least 50,000 square feet or a retail center of at least 15,000 square feet; and has a vacancy rate of at least 25% rate for at least 18 months immediately preceding the application; or has suffered an economic downturn over the immediately preceding 3 years, demonstrated by evidence of a quantifiable loss in revenue such that the developer’s expenses for the premises have exceeded revenues by at least 30% or more each year; and

WHEREAS, the committee amendments eliminated the 2-year sunset in the original bill, meaning that this would be a permanent preemption of local planning; and

WHEREAS, a mixed-use development, which may include the demolition of existing structures, that is subject to a preemptive conversion shall be considered a permitted use and not require a variance, provided that the development otherwise complies with zoning requirements in the municipality’s mixed-use zone; the application proposes at least two types of uses, one of which shall be residential, and no use shall be industrial; at least 20% of the residential units to be constructed shall be reserved as very-low-income housing, low-income housing, or moderate-income housing, at least 50% within each bedroom distribution are low-income units, at least 13% of the low income units are very-low income units; and must comply with the Uniform Housing Affordability Controls in N.J.S.A. 52:27D-301 et seq.; and

WHEREAS, the bill establishes the criteria to follow if there are multiple mixed-use zones and legislates mixed-use zones if the municipality does not have a mixed-use zone, likely to result in costly litigation; and

WHEREAS, SCS-1408/A-2757 is based on the unnecessary and unwarranted preemption of local master planning as currently any such application can be made through the variance process or a redevelopment process; and

WHEREAS, the criteria in the bill is ripe for litigation and -unintended consequences that could likely turn into a backdoor means to challenge approved affordable housing plans and expose municipalities to litigation; and

WHEREAS, this legislation and the erosion of local autonomy threatens to undermine home rule that is critical for local officials to adopt policies that are the most beneficial to the community and that our residents have long come to expect from their municipal government;

NOW, THEREFORE, BE IT RESOLVED, that the Borough of Peapack & Gladstone hereby urges the legislature to reject SCS-1408/A-2757 and preserve local autonomy in municipal planning; and

BE IT FURTHER RESOLVED, that copies of this resolution be forwarded to Senator Jon M. Bannick, Assemblywoman Michele Matsikoudis, Assemblywoman Nancy F. Munoz, Senate President Nicholas Scutari, Assembly Speaker Craig Coughlin, the Lieutenant Governor Tahesha Way, the Governor of the State of New Jersey Phillip Murphy, and New Jersey State League of Municipalities.

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 AND GLADSTONE, SOMERSET COUNTY, NEW JERSEY

RESOLUTION NO. 77-25

TITLE: RESOLUTION ACCEPTING A RESIGNATION LETTER FROM ANDREW BUTERBAUGH, AS A FIRE SUBCODE OFFICIAL FOR THE BOROUGH OF PEAPACK AND GLADSTONE

WHEREAS, Borough employee Andrew Buterbaugh tendered a letter of resignation effective April 21, 2025, leaving his position as Fire Subcode Official for the Borough of Peapack and Gladstone.

NOW, THEREFORE BE IT RESOLVED that the Mayor and Borough Council of the Borough of Peapack & Gladstone, County of Somerset, State of New Jersey accept the letter of resignation from Andrew Buterbaugh and wish him well in his future endeavors.

BE IT FURTHER RESOLVED, that the Borough Administrator is hereby authorized to advertise to fill the position of Fire Subcode Official.

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. 78-25

TITLE: RESOLUTION APPOINTING FUND COMMISSIONER FOR STATEWIDE INSURANCE FUND

WHEREAS, the Borough of Peapack & Gladstone (hereinafter “Local Unit”) is a member of the Statewide Insurance Fund (hereinafter “Fund”), a joint insurance fund as defined in N.J.S.A. 40A:10-36 et seq.; and

WHEREAS, the Fund’s Bylaws require participating members to appoint a Fund Commissioner.

NOW, THEREFORE, BE IT RESOLVED by the governing body of the Borough of Peapack & Gladstone, County of Somerset, State of New Jersey that Nancy A. Bretzger, Clerk/Administrator is hereby appointed as the Fund Commissioner for the Local Unit for the Fund Year 2025 and Stephanie Soulios as the Alternate Fund Commissioner.

BE IT FURTHER RESOLVED that the Local Unit’s Fund Commissioner is authorized and directed to execute all such documents as required by the Fund.

Introduced	Seconded	Borough Council	Aye	Nay	Abstain	Absent
		Jamie Murphy				
		Eric L. Quartello				
		Sergio Silva				
		Julie M. Sueta				
		John Sweeney				
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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. 79-25

TITLE: RESOLUTION TO ENTER INTO AN AGREEMENT WITH NORMAN J. GOLDBERG, INC. REAL ESTATE APPRAISERS FOR THE PURPOSE OF A “YELLOW BOOK” APPRAISAL OF BLOCK 8, LOT 2.02 & 2.08

WHEREAS, the Highlands Council requires a “Yellow Book” Appraisal of the Property of a potential purchase in order for the Borough to receive a 50% grant funding; and

WHEREAS, there was a review of the proposal received and it covered all the needs for the Borough for the professional work needed for the “Yellow Book” Appraisal of Block 8, Lots 2.02 & 2.08; and

NOW, THEREFORE BE IT RESOLVED, by the Borough Council of the Borough of Peapack and Gladstone that the Borough award the work to Norman J. Goldberg in an amount not to exceed \$2,975.00, which 50% will be reimbursed by the Highlands Council.

Introduced	Seconded	Borough Council	Aye	Nay	Abstain	Absent
		Jamie Murphy				
		Eric L. Quartello				
		Sergio Silva				
		Julia 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. 80-25

TITLE: RESOLUTION TO ENTER INTO AN AGREEMENT WITH WEBB APPRAISAL, LLC FOR THE PURPOSE OF A “YELLOW BOOK” APPRAISAL OF BLOCK 8, LOT 2.02 & 2.08

WHEREAS, the Highlands Council requires a “Yellow Book” Appraisal of the Property of a potential purchase in order for the Borough to receive a 50% grant funding; and

WHEREAS, there was a review of the proposal received and it covered all the needs for the Borough for the professional work needed for the “Yellow Book” Appraisal of Block 8, Lots 2.02 & 2.08; and

NOW, THEREFORE BE IT RESOLVED, by the Borough Council of the Borough of Peapack and Gladstone that the Borough award the work to WEBB APPRAISAL, LLC in an amount not to exceed \$2,800.00, which 50% will be reimbursed by the Highlands Council.

Introduced	Seconded	Borough Council	Aye	Nay	Abstain	Absent
		Jamie Murphy				
		Eric L. Quartello				
		Sergio Silva				
		Julia M. Sueta				
		John Sweeney				
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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. 81-25

TITLE: RESOLUTION AUTHORIZING THE BOROUGH TO ENTER INTO A SHARED SERVICE SEWER SERVICE AGREEMENT WITH THE TOWNSHIP OF BEDMINSTER AND THE BOROUGH OF FAR HILLS FOR JANUARY 1, 2025 TO DECEMBER 31, 2026

WHEREAS, the Borough of Peapack & Gladstone desires to enter into a shared service agreement with the Township of Bedminster and the Borough of Far Hills regarding the management of the Sanitary Sewer Transmission System (“SSTS”); and

WHEREAS, the Borough of Peapack and Gladstone, the Township of Bedminster, and the Borough of Far Hills agree to share in the daily management of the SSTS; and

WHEREAS, the Borough of Peapack and Gladstone, the Township of Bedminster, and the Borough of Far Hills agree to share in all related costs associated with the management of the STSS in 2025 through 2026 based on the percentage of wastewater flow as recorded by American Water, Inc. for the period of November- October annually; and

WHEREAS, the Borough of Peapack and Gladstone and the Township of Bedminster each will be credited for any employee costs in the daily management of the STSS; and

NOW, THEREFORE BE IT RESOLVED, that the Mayor and Borough Clerk of the Borough of Peapack and Gladstone in the County of Somerset are hereby authorized to enter into a shared service agreement by and between the Borough of Peapack and Gladstone, the Township of Bedminster, and the Borough of Far Hills is authorized to execute any and all documents necessary to effectuate the adoption and compliance with the same.

BE IT FURTHER RESOLVED that this shared service agreement shall be retroactive to January 1, 2025, and shall remain in effect through December 31, 2026.

Introduced	Seconded	Borough Council	Aye	Nay	Abstain	Absent
		Jamie Murphy				
		Eric L. Quartello				
		Serio Silva				
		Julie 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 APRIL 15, 2025.

 NANCY A. BRETZGER
 BOROUGH CLERK

 MARK A. CORIGLIANO
 MAYOR

RESOLUTION

BOROUGH OF PEAPACK & GLADSTONE, SOMERSET COUNTY, NEW JERSEY

RESOLUTION NO. 82-25

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				

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 APRIL 15, 2025.

NANCY A. BRETZGER
BOROUGH CLERK

MARK A. CORIGLIANO
MAYOR