



**MAYOR & COUNCIL  
THE BOROUGH OF PEAPACK & GLADSTONE,  
BOROUGH COUNCIL MEETING MINUTES  
April 15, 2025**

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The regular meeting of the Mayor and Council of the Borough of Peapack & Gladstone was held on Tuesday, April 15, 2025 in person at Borough Hall, 1 School Street, Peapack, NJ and began at 7:00pm.

Mayor Corigliano called the meeting to order. Borough Clerk Nancy A. Bretzger read the Sunshine Notice "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."

Mayor Corigliano asked all present to please silence their cell phones, then led the Pledge of Allegiance.

Present: Councilwoman Murphy, Councilman Quartello, Mayor Corigliano, Councilwoman Sueta, Council President Sweeney, Councilwoman Weible.

Absent: Councilman Silva

Also, present was Steven K. Warner, Esq, Borough Attorney, Nancy A. Bretzger, Borough Clerk/ Administrator, & Stephanie Soulios, Deputy Clerk/ Deputy Registrar.

**PUBLIC COMMENTS – NON-AGENDA ITEMS**

**OLD BUSINESS**

**Tennis Courts**

Councilwoman Murphy noted that they are currently waiting on a bid from Classic Turf, and there are no other significant updates regarding the tennis courts.

**MISCELLANEOUS DISCUSSION/APPROVALS**

Council President Sweeney began the discussion regarding revising the ordinance for off-duty police officers and Jobs4Blue. Jobs4blue outlines outside employment for off duty police officers. Council discussed jobs accepted by officers being within Somerset County, NJ. Mayor Corigliano stated further distances will put wear and tear on the police vehicles. Council President Sweeney anticipated new vehicles can be purchased when needed. Under this ordinance, officers may travel anywhere in the State without police vehicles, using their own personal vehicles.

Council President Sweeney feels officers should not use their own vehicles while performing work duties. He feels the officers should have the proper equipment, including a police vehicle, to perform their job.



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Council President Sweeney and Mayor Corigliano discussed changing the ordinance so officers are only able to accept jobs within a particular mile radius of the borough. Council President Sweeney feels a 15-mile radius is acceptable, while Mayor Corigliano would like to see the officers adhere to a 12-mile radius when accepting a job. Councilman Quartello opined on the notion of officers accepting a job within a 15-mile radius.

Mayor Corigliano reasoned that if the Borough's assets are being used, the jobs should be within a 12-mile radius, assisting neighboring towns. He stated that fuel for the police vehicles is too costly for officers to be traveling long distances.

Councilwoman Murphy asked how frequently police officers travel beyond neighboring towns. Council President Sweeney said there is a spreadsheet for review containing this information. Mayor Corigliano is concerned with Borough residents seeing Borough assets being utilized in other towns outside a radius. Mayor Corigliano believes establishing a radius is a better plan than listing what towns Borough resources can be used in.

Councilman Quartello stated that officers were surveyed, and they typically do not want to go to jobs an hour or more away from town, since they do not get paid for travel time.

Consensus amongst Council was to amend the ordinance to establish a radius of 12-miles from the municipal building to any job for an off-duty police officer.

#### **PRESENTATION ON BUDGET**

Mayor Corigliano discussed the budget for Peapack and Gladstone with the aid of a Powerpoint presentation he prepared regarding the budgeting of Borough finances for 2025. The presentation outlined where resident's taxes are utilized, as well as different improvement projects occurring in the Borough.

Mayor Corigliano used a graph to show the projected usage of tax dollars to run the municipality and to fund education and County services. It is projected that for the year 2025, there will be a need to levy \$4.7 million in taxes to operate the Borough. Another projection is to allocate \$7 million to the school district.

Properties in town were valued based on tax assessments. These assessments are typically done every 4 years. Properties are estimated at \$948 million as of the most recent tax assessment done. The assessment increase from the previous year is largely a result of the hotel built at Natirar.

Budget appropriations were determined by a fund accounting methodology, and "RUT", a reserve for uncollected taxes. The RUT is required by state statute to budget for uncollected taxes. Even if taxes are not collected, the borough is still required to pay the school, town, library, etc. and has to come up with that money. The sewer utility was discussed as a separate entity.

In addition to the operating budget, the Borough has a capital improvement budget as well. Capital Projects were discussed, as well as the amount of money allotted for these projects.





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The municipal building is undergoing Phase II of a roof renewal, costing \$210,392.00. Additionally, for Borough Hall, there will be the installation of replacement windows, new firetrucks, radios, road and street resurfacing for a total cost of \$1,193,827.00.

The Open Space and Recreation Trust Fund is funding \$419,000.00 in improvements for Tennis Courts, Becker Gym Improvements and Lighting, and the Park House.

The Borough has a pay as you go policy. Mayor Corigliano stated that his goal for the Borough is for it to be debt-free by the year 2029.

The Sewer Utility operates under a separate budget. In 2024, the appropriations for the sewer utility were \$1.29 million. \$600,000.00 alone goes toward sewerage treatment, which is a third-party service. This third party then treats the water, cleans it, and puts it back into river. In 2025, the costs are expected to increase for this service.

Sewer Capital Improvements were discussed next. The shared sewer system agreement is known as STAB, and it is in conjunction with Bedminster and Far Hills. Peapack is the largest user of this system. The system used is an overhauled treatment plant. \$2.6 million was received in grants to fund this system. Additional work is needed in order to finish the facility. The Borough's share will cost \$90,000.00 to complete. There is also a cost of \$136,000.00 for sewer pipe lining.

There are caps on the appropriation and tax levy. There is a 2% levy cap and a 2.5% appropriation cap.

Once Mayor Corigliano's presentation was complete, a motion was made by Council President Sweeney to open the public hearing for the budget. It was seconded by Councilwoman Weible. Said motion was passed unanimously.

Mayor Corigliano asked if there were any questions about what was presented regarding the budget.

Mr. Christopher Downing, 99 Main Street, asked if there were any ideas regarding the potential use for the Park House. Councilwoman Murphy responded that the basement of the house will be used for park utilities. She stated that there is also a possibility that there will be public bathrooms, as well as an open pavilion for the residents. They are also considering eliminating the first and second floors of the building.

Mr. Steve Kinsey, 8 Mosle Road, commented on improvements to recreation with monies from the Open Space Fund. Councilwoman Murphy clarified for Mr. Kinsey that the Open Space Funds are also for recreation improvements. Mr. Kinsey had difficulty seeing the perspective of using the Open Space Funds towards Borough gym improvements as opposed to using that money for making trail improvements. Mayor Corigliano clarified that over \$40,000.00 a year from the fund was budget in the past few years for trail improvements that still has yet to be used.



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Councilwoman Murphy addressed the Open Space Funds and the goals listed in the referendum regarding Open Space and Recreation. She clarified that it is important to use the funds available in order to continue to have funds replenished, and noted that the spending will not be split 50/ 50, but as need comes up for each respectively.

With no further comments from the public, the public hearing was closed with a motion from Council President Sweeney, seconded by Councilwoman Murphy. Said motion was passed unanimously.

**R-72-25 RESOLUTION AUTHORIZING THE BOROUGH OF PEAPACK & GLADSTONE TO CONDUCT A SELF EXAMINATION OF THE 2025 BUDGET** A motion was made by Councilman Quartello, and was seconded by Councilwoman Murphy. Said motion was passed unanimously.

**R-73-25 RESOLUTION TO READ THE 2025 BUDGET BY TITLE ONLY** A motion was made by Councilwoman Murphy, and was seconded by Councilman Quartello. Said motion was passed unanimously.

**READING AND APPROVAL OF MINUTES**

Mayor Corigliano requested a motion for a consent vote to approve the Regular Meeting Minutes from March 25, 2025 and the Executive Session Meeting Minutes from March 25, 2025. Council President Sweeney motioned to accept the minutes, seconded by Councilwoman Sueta. Said motion was carried to accept the minutes unanimously.

**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 USE – AFFORDABLE HOUSING ZONE  
Mayor Corigliano reminded the public that this is the public hearing for the aforementioned ordinance. He presumed that many of the people present this evening were here to discuss this ordinance. He reminded the public that there was a non-substantial change made to the ordinance, confirmed by the board attorney, since the first reading. This change is to the word 'brewery', changing it to 'microbrewery.'

Councilman Quartello moved to open the public hearing, seconded by Councilwoman Weible. Said motion was passed unanimously. There were many members of the community present to speak about this ordinance.





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Mr. Anthony Melillo, 185 Main Street, is a resident of Gladstone but also the developer for this establishment. He said he is willing to speak from both the perspectives of a developer and a resident. Mr. Melillo stated that he bought the property, partnering with the Joyce family, 7 years ago and a revitalization to the property is visibly needed. He describes the property as being in disrepair. He explained the building's need for revitalization and paired it with the city's affordable housing need for units to satisfy its third-round obligations. A zone was created for Lackawanna, consisting of three acres of land, entirely impervious in nature. The goal of this zone is to redevelop and revitalize it with residential and commercial uses. Mr. Melillo explained that he went through the necessary steps for approval, including attending the Land Use Board meetings with regard to the Bevel building, which is located at 10 Lackawanna. 10 Lackawanna will be repurposed for retail consisting of small boutique shops, essentially giving residents a desirable use in town. The Stable building is what is being proposed as repurposing its use to a brewery. A brew pub is already an allowable use for its zone. Mr. Melillo explained that the footprint of the building is 5000 square feet. There will be manufacturing operations as opposed to what Mr. Melillo describes as 'wall to wall drinking.' There will be fermentation tanks on site. Mr. Melillo states there will be pride in the craftsmanship of the brewing of beer.

Mr. Melillo further described the site. He said there are approximately 100 parking spots available. 35 spots are in the back and are dedicated to 10 Lackawanna. The microbrewery, unlike traditional bars or pubs, will close at approximately 10pm, not having hours extend into the early morning. There will be a designated area for kids to play, creating a family environment. Mr. Melillo concludes by saying that as a resident, he views the Borough as a wonderful town. He says he's been a resident of this town for ten years, and would like to see the town move forward in growth. He'd like to be able to walk into town, and have places to go that are walkable. He believes this project is moving the town in that direction.

Mr. Gil Christy, who owns a unit in the Gladstone House located next door to the proposed microbrewery, stated that he is in support of this project. Mr. Christy feels the use is new and vibrant.

Ms. Pam Nardone, 13 Pheasant Run, is a lifetime resident of the Borough. Ms. Nardone is excited and loves the idea of the microbrewery. Ms. Nardone is a business owner in Bernardsville, and she believes the microbrewery will help bring business to restaurants and retail stores. Ms. Nardone said she sees the microbrewery as being a benefit in the similar way Cocoluxe is to its surrounding businesses, as it brings people in to eat, shop, etc.

Mr. John Kelly, 172 Main Street, lives across the street from the proposed project. Mr. Kelly is excited to see the Borough transition and add dimension to the town. He does not foresee this establishment as getting out of control, as he has witnessed this type of development in other towns. Mr. Kelly compared it to other towns such as Somerville who have reinvented their town by building lots of





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different things. Mr. Kelly sees this as a great step into the future. He also compared it to Harding Township and New Vernon, towns he sees as struggling, as they have not had many new developments.

Ms. Grace Froelich has lived in town for 15 years, at 5 Main Street. Ms. Froelich said that she loves the Borough of Peapack and Gladstone, and that she is excited for this change. She is looking forward to a place in the community for people to gather and enjoy life. She said she is all for development.

Mr. Brett Andrea, 94 Willow Street, stated that he has lived in the Borough for fifteen years. He describes the town as small with a beautiful center. Mr. Andrea feels this project presents a new opportunity to increase tax revenue for the town, and for social gathering. He said he hopes the plans are in keeping with the town, as he has not seen them yet. Mr. Andrea feels this could be positive for local farmers as well, if the microbrewery decides to source locally.

Mr. Ian Joyce is a resident of Far Hills, and is a partner in the project. In 2017 Mr. Joyce and Melillo Equities purchased the property from Ferris Corporation, which was founded in 1929. Mr. Joyce stated the building as being between 60-100 years old, needing major repairs, sitting crumbling walls. Mr. Joyce also stated that he would follow the township initiatives for improvement. Mr. Joyce said this project will offer new opportunities, including chances for students to intern and local farmers to become involved. He said it was a 'no brainer' for him to partner with Mr. Melillo on this project, as his family is so vested in this town. Mr. Joyce explained that Mr. Melillo has a family, cares about the town, and listens to feedback from the residents. The aim of the project is to keep the town quaint but to advance the town as well. Mr. Joyce feels big investors tend to 'blow up' towns, and that is not his intention for this project.

Mr. Christopher Downing, 99 Main Street, pointed out that he wrote a letter opposing this project, and would like to explain his reasons for his opposition. Mr. Downing explained that the brewery permits outdoor dining, noting the sidewalk for the establishment is narrow. Mr. Downing also said that it's possible for unlimited events, and even though food trucks are not permitted in town, the establishment might ask for permission to have them. In speaking with owners of other breweries, he also found out that parking lots are often used, becoming an area where people consume alcohol. Mr. Downing pointed out that there is also an idea of flexible parking associated with this project. He states that he was provided, as a member of the Land Use Board, a comprehensive plan, and not a definite plan, which he feels is problematic. Mr. Downing believes the establishment will be event laden, and he would like to hear more conditions for what a brewery is. He also talked about the historic character of town, saying that drinking on Main Street does not appear to fit its character. He doesn't believe it is consistent with the Master Plan regarding the historic character of the town. Noise and safety are two of his other big concerns. He does not foresee this to be just a place for people to go and have a beer. Mr. Downing views this as unlimited events.





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He would like the Land Use Board to hear the amendment of the ordinance for the microbrewery and see if it gains approval. Mayor Corigliano pointed out that it was heard at the Land Use Board for a consistency review, and it was determined to be consistent with the Borough's Master Plan. Mayor Corigliano stated that the applicant will go to the Land Use Board with a site plan application and the board can include conditions as they deem fit. Mayor Corigliano further explained that it was written into the ordinance that Mr. Melillo cannot go to the Land Use Board to request a use variance for that property. He stated that the Council saw the need to control allowable uses in that zone, and that use variances were precluded. Mr. Warner, Esq., further clarified that the area is not an area of redevelopment, pursuant to redevelopment housing law. Mr. Downing asked if the area has a PILOT program, to which it was confirmed that it does not. Mr. Warner also affirmed that the Land Use Board found the project consistent with the Master Plan. Mr. Downing expressed his dissatisfaction that the Planner was not present for the hearing with the Land Use Board, but submitted a memo to advise on the matter. Mr. Downing again expressed his dissatisfaction regarding the unlimited nature of what is allowed as a brewery. Mayor Corigliano acknowledged Mr. Downing's opposition is largely because he is characterizing the microbrewery as an events space. Mayor Corigliano noted that a restaurant can hold events without any approvals. Mr. Downing further expanded that the microbrewery can hold concerts, allow drinking on the parking lot and sidewalks. Mayor Corigliano reiterated that limitations on such events can be included when the site plan is brought before the Land Use Board. Mr. Downing requested that the Council hold off on voting to pass the ordinance until hearing from the LUB Planner and LUB Attorney.

Mr. John Pangnotta, 19 Tiger Hill Drive in Gladstone, NJ, expressed his support for the microbrewery. He knows the Joyce family personally, and believes they want to do good for the community. He feels this development will help to revitalize the downtown and other businesses will benefit as well from this establishment. He thinks it is positive and fosters a sense of community, and it is favorable that it is a walkable distance. He believes this to be a step in the right direction for the evolution of the Borough.

Mr. David Skolnick, 193 Main Street, is in support of the project. He believes the idea of a microbrewery represents quality and refinement. In his experience, he says they are typically run by detail-oriented people. He plays in a band that performs at local breweries. He observes the strict rules regarding start and stop times, and the decibel level of the music must adhere to a certain number and not surpass that number. He believes it will be asset to town for people to gather and bring friends.

Mr. Scott Ross, 22 Potterville Road, pointed out that the business hours will be atypical, and that there will be evening events. Mr. Ross feels this will change the flavor of the town having evening events. He said people wishing for a town with a nightlife should go to other towns, namely Somerville. Mr. Ross says he has lived in town for 37 years. He originally came to the Borough for a quiet town, which is what it has been. While not in favor of the project, he commends the developer on the various projects he's done in town, saying his work is always well done.





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Mr. Tom Milisnick, 1 Apgar Avenue, is in support of the proposal. Mr. Milisnick is a 34-year resident of town. Mr. Milisnick stated that the town is typically dead after hours, and this will offer a happy medium. Mr. Milisnick suggested bartenders should be trained not to overserve customers. Mr. Warner pointed out that there is a noise ordinance governed by state that the Borough must adhere to regarding decibel levels and time constraints of music playing.

With no further comments from the public, the public hearing was closed with a motion from Councilwoman Weible, seconded by Councilman Quartello. Said motion was passed unanimously.

Deliberations began with Councilwoman Murphy explaining that she attended the Land Use Board meetings regarding this matter, and she has heard the residents voice their concerns. She stated that there are loose guidelines for breweries in general in the state of New Jersey. She also stated that she is aware that the Borough ordinance will supersede the state statutes including holding unlimited events, which provides comfort to her about this ordinance. Councilwoman Murphy acknowledged that the Land Use Board is under pressure to be critical of such establishments emerging in town. With this ordinance in place, combined with the Land Use Board, Police Department, and Zoning doing their due diligence, she believes the growth it will add will be positive in nature.

Councilman Quartello feels the addition of the establishment will be a great resource and center piece for the Lackawanna development.

Council President Sweeney stated he is in support of the microbrewery. He feels any challenges the microbrewery could possibly face, would also be experienced by any restaurant or liquor store. He gave examples of music at the Gladstone Tavern; diners at the BYOB restaurants have liquor at side walk seating. This is all similar in nature.

Councilwoman Weible stated her support for the project, and how the town is lacking a center piece. She also doesn't feel it to be different from a restaurant or liquor store.

Councilwoman Sueta stated she loves the idea but feels a bit torn. She's aware of the impact it may cause to immediate neighbors of the establishment.

Mayor Corigliano expressed his excitement for the project. He likes the idea of new life coming to this town in a modest way. He further explained that the zone was created to satisfy Round III of Affordable Housing. Mayor Corigliano trusts that the Land Use Board will set the correct parameters around the microbrewery when it is time for them to review the site plan.





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A motion to adopt this ordinance was made by Council President Sweeney, seconded by Councilwoman Weible. Said ordinance was passed unanimously. Mayor Corigliano stated that **Ordinance 1150-2025** is adopted, and shall be published by title only in the Bernardsville News in accordance with the law.

**RE-INTRODUCTION OF ORDINANCE 1153-2025 AN ORDINANCE FOR THE PROTECTION OF TREES IN THE BOROUGH OF PEAPACK AND GLADSTONE**

This is the ordinance for the protection of trees in the Borough. It was introduced previously on March 4, 2025, and received many substantial comments, so it is currently being reintroduced having considered said comments. Councilwoman Murphy moved to re-introduce the ordinance, seconded by Councilman Quartello. Said motion passed unanimously. Mayor Corigliano stated that **Ordinance 1153-2025** is re-introduced and shall be published in summary in the Bernardsville News and the Public Hearing for said Ordinance shall be held on May 6, 2025 at 7:00 p.m. or shortly thereafter.

**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 FUND, AND \$226,800.00 IN THE SEWER CAPITAL FUND THEREFORE FROM VARIOUS FUNDS OF THE BOROUGH**

Mayor Corigliano said this ordinance is to provide various improvements to the Borough appropriating \$876,510.00 in the General Capital Fund, \$419,000.00 in the Open Space Trust Fund, and \$226,800.00 in the Sewer Capital Fund from various funds of the Borough.

Council President Sweeney moved to pass the ordinance to first reading, seconded by Councilman Quartello. Said motion passed unanimously. Mayor Corigliano stated that **Ordinance 1154-2025** is introduced and shall be published in summary in the Bernardsville News and the Public Hearing for said Ordinance shall be held on May 6, 2025 at 7:00 p.m. or shortly thereafter.

**RESOLUTIONS**

Mayor Corigliano spoke to the Council regarding the resolutions for this meeting. Council President Sweeney suggested pulling R-79-25 & R-80-25, to be done as a consent vote separate from the other resolutions. Mayor Corigliano requested a motion for a consent vote for the following Resolutions: R-72-25, R-73-25, R-74-25, R-75-25, R-76-25, R-77-25, & R-78-25 & 81-25. A motion was made by Councilman Quartello, and was seconded by Councilwoman Weible. Said motion was passed unanimously.



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**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. 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*

A motion was made by Councilman Quartello, and was seconded by Councilwoman Weible. Said motion was passed unanimously.

A consent motion to approve resolutions 79-25 and 80-25 was made by Councilman Quartello, and seconded by Councilwoman Weible.

**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*

**R-79-25 and R-80-25** was discussed in order to hear what is spent from the Open Space Trust Fund. Each appraisal was under \$3000.00, and the Highlands Council will provide a 50% refund on the appraisal amounts.





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Said motion was passed unanimously.

**BILLS LIST**

**RESOLUTION NO. 82-25 PAYMENT OF CLAIMS (POSTED)**

*Approval of Bills as signed and listed on the Bill Payment List Total Amount: **\$183,618.47***

Mayor Corigliano asked if anyone had any items from the Bills List that needed to be pulled for discussion. Councilwoman Sueta asked for clarification regarding the payment of \$10,000 for the storm drains. She inquired if the Borough has a contract with the company or did the Borough provide a flat payment. Mayor Corigliano clarified that a contract is executed regarding the storm drains with a third-party supplier. Councilwoman Sueta also asked about the Animal Trust Fund, which was clarified to be the fund for dog licensing. She also asked about a payment to Bethel Ridge Corporation. It was clarified that this was in settlement of escrow monies returned to them from the Land Use Board. Councilwoman Weible commented that the Borough's finances always seem to be in the 'red.' Mayor Corigliano confirmed the Borough has been operating on the temporary budget and that would be the case. He stated that the real budget numbers were adopted earlier in this evening.

Mayor Corigliano requested a motion to approve the Bills List. A motion was made by Councilwoman Murphy and seconded by Councilman Quartello. Said motion was passed unanimously.

**COUNCIL REPORTS**

Mayor Corigliano asked if any members of the council had reports or items from their respective committees.

Council President Sweeney stated that the police were involved in Collective Bargaining negotiations the day prior to this meeting. He felt the meeting was positive, and there is a follow up meeting scheduled for the near future. There will be a resolution on the next meeting agenda for Gino Schiano to become a permanent member of the Police Department. It was also noted that the police awards will be awarded during the May 6 meeting.

Councilwoman Murphy met with Brad Fagan and talked about putting in two lamp posts in front of the post office and one in front of Cocoluxe. The goal is to clean up the irregular sidewalk and beautify the downtown. They are working with the neighboring property owners to do so as well. Councilwoman Murphy said there's going to be a three-trail loop around Natirar.

Councilwoman Sueta asked if there is a zoning ordinance in place limiting how long a zoning issue may remain open. Mayor Corigliano stated that there is no limitation, but if there are questions about a specific zoning item, to please ask our Zoning Officer.



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Mayor Corigliano reported that he and Council President Sweeney spoke with the Planner about the Highlands Application regarding Affordable Housing. They discussed options on how to move the application along. Mayor Corigliano also stated that the Borough must submit their Housing Element and Fair Share Plan to satisfy 62 credits by June 30, 2025.

**MAYOR EXECUTIVE SUMMARY**

There was no mayor executive summary this evening.

**PUBLIC COMMENTS**

Mr. Christopher Downing, 99 Main street, thanked the Mayor and Council for listening to his comments this evening regarding the microbrewery. Mr. Downing said he generally supports the project.

**ADJOURNMENT**

There being no other matters to be addressed by the Governing Body at this time, a motion was made by Councilwoman Murphy, seconded by Councilman Quartello that this meeting be adjourned at 9:14 pm. This motion was carried unanimously.

Respectfully Submitted,

*Nancy A. Bretzger*  
Nancy A. Bretzger, Borough Clerk