



**MAYOR & COUNCIL  
THE BOROUGH OF PEAPACK & GLADSTONE,  
BOROUGH COUNCIL MEETING MINUTES  
February 11, 2025**

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The regular meeting of the Mayor and Council of the Borough of Peapack & Gladstone was held on Tuesday, February 11, 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 the public to silence their cell phones and led the Pledge of Allegiance.

Roll Call indicated the following members present: Councilwoman Murphy, Councilman Silva, Councilwoman Sueta, Council President Sweeney, Councilwoman Weible, and Mayor Corigliano. Councilman Quartello was absent from this meeting.

Also Present were: John Deluca, Esq., Borough Attorney (sitting in for Steve Warner) and Borough Clerk/Administrator Nancy Bretzger.

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

Bill Simpson, 53 Mendham Road, thanked everyone for their service to start. He came to say that he replaced Andrew Goode on the Environmental Commission With an interest in trails. He asked if the Council set aside money for trails, and how much money was set aside. Mayor Corigliano confirmed that the Trails Committee is a sub-committee of the Environmental and Shade Tree Commission. He confirmed that the Borough has allocated money for the trails over the last four years. Mayor Corigliano estimated the amount at \$140,000. Simpson also heard that number, and was happy to hear that was true. He asked if that money was designated for anything specific. Mayor Corigliano confirmed it is specifically for trails. Simpson explained that over a decade ago, Mayor Horton and himself talked about building a bridge just south of the DPW yard so you could cross over into Natirar. He came back to serve on the Commission to see if it were a possibility. Councilwoman Murphy explained that it was set up with that in mind, and that Princeton Hydro was coming up with an estimate of the cost. She explained that the original bridge idea would have costed the Borough a large sum of money. She also mentioned the money could be used for a 3<sup>rd</sup> party company to come evaluate the trail system. Simpson went on to say the bridge(s) would certainly add to the trail system and would be a nice feature. Council President Sweeney jumped in saying the money could be used for the bridges as well. Mayor Corigliano added that they were near securing a position as a part of Highlands, which could give grants for these kinds of projects. His second question was about a creek clean up project. He wanted to do the same thing for the County roads, trails, and parks. He hoped to discuss this in the future. Mayor Corigliano asked him for a proposal and what they'd like to do. Then the Council will discuss the matter.

No others came up to speak.



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**OLD BUSINESS**

**Tennis Courts**

Councilwoman Murphy spoke about the Tennis Courts and said that Councilman Quartello is in talks with a group named Classic Turfs regarding the Tennis Courts. She mentioned the final location for the courts is still to be determined. The questions brought forth by Councilwoman Murphy is where do we want them, do we want pickleball and tennis together, or do we want them separated. She believed that if water wasn't an issue on the courts they could put all three at Komline Park, or one near the Borough and the remainder at Komline. She mentioned that Pickleball Courts are high in noise, so they would have to discuss if that would be negative for the residents. She will get more information regarding it. She questioned the use of the small baseball field, as she had not seen an organized game played there. Council President Sweeney claimed he may be in the minority, but he would like keep the courts at Komline. Councilwoman Murphy agreed stating she would like to clean up the basketball court, and it would get tight if they were going to do courts and basketball here. Clerk Nancy Bretzger reminded the Council that if the price goes over a certain amount, then this would have to go out for bid. Councilwoman Murphy then stated that we would need to get bids on this project. Council President Sweeney asked if we get an estimate from anyone, would the bar them from bidding. Clerk Nancy Bretzger confirmed that it would, stating that you cannot base a decision on an estimate from a company. Councilman Silva stated he was worried about building a complex and in 10 years there are issues with the existing courts. He also stated that we needed to make changes to the Basketball court. Claiming that there are several issues with the court, including the space of the lines. She then questioned how Affordable Housing would be affected, stating there was a decent amount they still didn't know. Councilman Silva thought maybe getting help from the residents would be a good either by opinions or surveys. Council President Sweeney doesn't believe Affordable Housing would affect the courts, or vice versa. Councilwoman Murphy said she would reach out to Bill Ryden, the Borough Engineer, for confirmation. Council President Sweeney asked Councilwoman Weible if she had spoke to someone regarding the baseball fields, which she confirmed no one has an issue with the Courts being there especially as they would be a benefit for Summer Rec Camp.

**Geese**

Councilwoman Murphy spoke about getting a second bid from Geese Police. Geese Chasers was said to be cheaper, while Geese Police was a little more expensive with a nest addling fee. She said they both offer similar products and solutions. We are able to sign a one-year contract with Geese Chasers, and would be able to switch after that should we not get the results we like. Council President Sweeney asked if we could get it finalized soon, or would we have to wait for the full budget. Mayor Corigliano claimed we could get it done under the Temporary Budget so we can get a jump on the addling process. He then asked for Councilwoman Murphy to get a contract so it can be checked by John Deluca, Esq. Then they can get it approved at the following meeting. He also mentioned it needing to include a radius area that includes the municipal building and lower Willow Avenue.



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**NEW BUSINESS**

**Revisions to the MU-AH Zone Ordinance**

Council President Sweeney began speaking about the Lackawanna area. The current ordinance has 10 permitted uses which includes restaurants, including a “Brewpub”. The request is to add another use for a ‘brewery.’ He said it would be something akin to the Cider Mill on Route 206. He also mentioned there are no ‘D’ variances permitted in that zone. Mayor Corigliano stated the ordinance is tight for specific use. He stated they were being asked to allow the one use to the zone. It’s very limited in what is allowed to be operational. Councilwoman Murphy asked if there were any issues environmentally with brewing beer. It was asked if it would affect the stream. Mayor Corigliano stated that it would be across the street from the stream so it wouldn’t affect the stream. Councilwoman Murphy asked what the zoning for outdoor seating would be. Council President Sweeney stated that the outdoor dining ordinance would cover it, meaning that if the zoning officer believes it requires a site plan it would go to the land use board for approval. Councilwoman Weible asked about the licensing, and was told that a brewery is a special additionally allowed category. Councilwoman Sueta brought forth a concern for the people that live in the condos next door. She stated the people who live in the area didn’t know they would be living in an area which would be a brewery. She was concerned about hours of operation, so the residents are comfortable. Mayor Corigliano stated that the ordinance addresses it.

Mayor Corigliano took a moment to recognize Thomas Rosseter, who was in the audience and whose business “The Stable, Ltd.” has been in Gladstone for 50 years this past month. A round of applause congratulated him for his presence in the community.

**Tree Ordinance**

Councilwoman Murphy discussed a modified tree ordinance. Requested adjustments by residents were discussed which include modifying the diameter of trees to about 18 inches. It would exclude permits for tree removals. It would be based on the lot size as well John Deluca Esq. stated that the details are in the exceptions. Councilwoman Murphy then went on to explain that the Ordinance is required by the State of New Jersey to establish guidelines for tree removal and replacement. They want to limit the amount that you can remove from the property, and if you remove them you must replace them for the soil to stay healthy. The idea is to prevent clear cutting trees. Councilwoman Weible asked for clarification on what a Lot is. Councilwoman Murphy stated that Blocks and Lots are defined areas. Some individuals own several blocks and lots in different areas so the rules are for the lots of land and not the property owners. John Deluca Esq. stated that the lots are identified on the tax maps for the Borough of Peapack and Gladstone. Councilwoman Murphy explained that the ordinance defines size limitations. John Deluca Esq. gave an example of someone cutting down 10 trees, stating they need to have the acreage to support cutting so many downs for replacement. Mayor Corigliano stated that we are trying to satisfy both environment demands and the need of our residents by providing management guidelines. Councilwoman Weible asked for clarification on if it was asked of by the State or mandated. Councilwoman Murphy and Mayor Corigliano stated it is mandated by the State. Councilwoman Murphy stated the Ordinance will be forthcoming for a vote after the DEP approvals it. Mayor Corigliano stated he likes the modifications be done. He asked if he would like the Council to remove the application fee, and just have it be an application. Councilwoman Murphy said we can consider it in future meetings. Mayor Corigliano stated his issue is someone doing it on their own without the permits because there is a fee, whereas Councilwoman Murphy stated the permit process is more daunting than the fee. Mayor



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Corigliano asked that the clearing party in the Borough be the Zoning Officer and not the DPW Director as it is currently worded. Concurrence was provided on this change.

**MISCELLANEOUS DISCUSSION/APPROVALS**

**Matheny Special Use Permit**

Mayor Corigliano stated Matheny is having another “Miles for Matheny” event that they do yearly and asked if anyone had any issues regarding the passing of the Special Use Permit. No one came forth with any issues and Mayor Corigliano requested consent from the Council. It was confirmed by the Council.

**Application from the Library**

Mayor Corigliano explained this application was for use for the gymnasium for baby, toddler, and pre-school events in March. Consent was given by the Council.

**MINUTES**

Mayor Corigliano asked for a vote to pass the Regular and Executive Session Minutes for January 21, 2025. A motion was made by Council President John Sweeney, seconded by Councilwoman Murphy. Motion was passed unanimously.

**RESOLUTIONS**

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

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

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

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

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

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

Mayor Corigliano spoke to the Council regarding the resolutions. Stating that there aren’t many on for this meeting, but to look at the resolutions and advise if they wish to pull any for a separate vote All were put in for a consent vote. A motion to approval Resolutions 43-25 through 48-25 as a consent vote was motioned by Councilwoman Murphy, and was seconded by Councilman Silva. The motion passed unanimously.



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**BILLS LIST**

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

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

Mayor Corigliano requested anyone from the Council to look through the Bill List to advise if they wanted to pull any for discussion. Councilwoman Sueta had a question for the Interstate Waste bills. There were several bills from different months within 2024, and just wanted to confirm the reasoning behind it. Clerk Nancy Bretzger confirmed the bill was overlooked from the year, and the others were monthly pickups and tonnage. Councilman Silva asked about the Cintas payments, and noted that the payments per month are high and we can buy our own mats. Clerk Nancy Bretzger stated that we pay them for the cleaning service they provide. Councilman Silva stated he thinks we are paying a little too much just for mats, and that we can buy/wash our own for cheaper. Mayor Corigliano advised that the Borough formerly bought mats but switched to this service for an unknown reason before his time. Clerk Nancy Bretzger said she would talk to Brad Fagan, the Director of the DPW, about the mats. Councilman Silva also brought forth the water coolers and that we could buy one alone for a set price instead of renting one. Councilwoman Murphy also stated having some kind of fountain would also be nice, because then we can get rid of the cooler all together. He also mentioned that the Comcast bill is also on his mind and may bring forth solutions for the future.

Clerk/Administrator Nancy Bretzger mentioned that we are in the process of moving to a Cloud-base server for everyone, and that Comcast would be next. Mayor Corigliano stated that he has had concerns about Comcast as a whole. Clerk/Administrator Nancy Bretzger stated she was looking into options. Councilwoman Sueta also had another question regarding the handy lift service, and wanted to know what service they were giving us. Mayor Corigliano explained there is a disabled lift at the fire house to get to the second floor. The lift broke and needed to be repaired.

Clerk/Administrator Nancy Bretzger read the amounts to be paid for this Bills List. Mayor Corigliano asked for a motion to be made for approval. Motion was made by Council President Sweeney, seconded by Councilwoman Murphy. Motion was passed unanimously.

**COUNCIL REPORTS**

Council President Sweeney began with the Police. They haven't forgotten about hiring an additional officer and have been interviewing for the position. They are looking for a Class II special candidate. We have a resident that would like to pay for one of the Cameras mentioned in a previous Meeting. There are other cameras that are in the expense, one being a new mugshot camera. The new camera would plug right into our system and would speed up the processing. He went on with the final item which was to file their notice with PERC so we can commence CBA negotiations.

Councilman Silva spoke about the Somerset Board of Health Meeting that he and Councilwoman Weible attended. He said the meeting was very productive and talked about



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raising prices for permits for certain services. He said he's not going to move forward with that, but still wanted to mention it. He believes the fees are more than fair, and not necessary to raise for the public. Councilman Silva stated they offer a good number of products and services, but didn't think this was necessary.

Mayor Corigliano spoke about the Budget Requests that were due that day. The Budget Meeting would occur the following week on Thursday. He also mentioned a few weeks ago he had a meeting with the Commissioner of the DOT and Chief of Staff from the Governor's Office regarding the takeover of the substantial Route 206 bridge from private ownership. Several people from the County and throughout the State also came. He also mentioned Anthony Melilo, who is looking to redevelop the Pfizer Property, and SJP Properties attended the meeting. He mentioned that these two properties have been making plans to put in housing in these areas. He exclaimed his, and the Council's support because a Home Owner's Association will eventually come in possession of the bridge and that bridge is critical to the infrastructure to the Borough. A HOA knows less about managing bridges, compared to the State DOT. Should anything negative happen to the bridge, the Borough would need to know how to solve the issues as soon as possible because the only bypass is on Main Street through Peapack and Gladstone. The Mayor then advised that word is that after the inspection, the State is amenable to taking ownership of the structure.

**PUBLIC COMMENTS – 3 MINUTES PER PERSON**

Iveth Moscara, Matheny Medical Center, requested a waiver of the application fee for the Special Use Permit. She wanted to confirm if these were waived. Clerk Nancy Bretzger stated it was not added to the resolutions but could amend it so it does. Mayor Corigliano stated it will be amended at the next meeting, confirming with Clerk Nancy Bretzger that it was already voted on. She thanked the Mayor & Council for this decision.

Anthony Melilo, 185 Main Street, asked a question regarding the tree ordinance. He asked if it has information regarding commercial land. Councilwoman Murphy stated it's broadly worded and will be provided when it is fully introduced. He had no further comments for this topic.

Bill Simpson, 53 Mendham Road, urged the Council, speaking from experience, that they needed to find the professionals who specialize in building Courts for both Tennis, Basketball, and Pickleball to do the work. They need to find the right material and location.



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**ADJOURNMENT**

With no further business being brought forth, Councilwoman Murphy made a motion to adjourn. The motion was seconded by Councilwoman Sueta. Motion was passed unanimously. Meeting adjourned at 7:56pm.

Respectfully submitted,

Nancy A. Bretzger, Borough Clerk