



**MAYOR & COUNCIL  
THE BOROUGH OF PEAPACK & GLADSTONE,  
BOROUGH COUNCIL MEETING MINUTES  
MARCH 25, 2025**

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The regular meeting of the Mayor and Council of the Borough of Peapack & Gladstone was held on Tuesday, March 25, 2025 in person at Borough Hall, 1 School Street, Peapack, NJ and began at 7:00pm.

Council President Sweeney 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."

Council President Sweeney led the Pledge of Allegiance.

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

Absent: Mayor Corigliano

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**

Mr. Sasha Wolf, residing at 4 Overlook Avenue, thanked the council for publishing the agenda prior to the Mayor and Council meetings. Mr. Wolf suggested that if there is a proposed amendment or new legislation being introduced, that it is posted with a link directly to the PDF document so that it can be easily accessed by the public.

Mr. Scott Ross, residing at 22 Pottersville Road, asked if he could provide comment on Ordinance 1150, which has been noted as being carried to the April 15<sup>th</sup> meeting. Borough Clerk, Ms. Bretzger, suggested that comments regarding this ordinance wait until that meeting. Mr. Warner, ESQ, stated that while it is correct procedure for commentary to wait until the next meeting, it is also correct that it can be commented on this evening as it has become a non-agenda item. Mr. Ross decided to proceed with comment regarding the ordinance, and noted that he can provide comment again during the next meeting. Mr. Ross went on to state his dislike for allowing a brewery in town, citing potential problems he believes the establishment may create, including overwhelming the police department and disrupting the quiet nature of the town.

Mr. Rick Brooten, residing at 3 Willow Avenue, stated that he researched the Sarah Kay sale to find the size of the property sold in this sale. Mr. Brooten noted that new stakes were up, and he found out through the person who bought the property that the horizontal footage is 192 feet, which would indicate that the town is losing the park in the sale of property. Mr. Brooten requested confirmation that the surveyor didn't make a mistake in providing no encroachment. Councilman Quartello stated that the setbacks were approved at a certain number, and there should be no deviation from what was



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agreed upon. Councilman Quartello further explained that he did email Mr. Brooten just prior to the meeting regarding this matter. Council agreed to have Mr. Bill Ryden, Borough Engineer, review.

**OLD BUSINESS**

**Tennis Courts**

Councilwoman Murphy and Councilman Quartello met with Classic Turf on March 24. They are looking to build tennis courts on the north and south sides of the municipal complex. This will be where the less used ball field is located. Councilwoman Murphy stated that they will be going out to bid. The installation of pickle ball courts is currently on hold, and only tennis court installation will be moving forward at this time.

**MISCELLANEOUS DISCUSSION/APPROVALS**

There was no discussion during this meeting.

**READING AND APPROVAL OF MINUTES**

Council President Sweeney requested a motion for the approval of the Special Budget Meeting Minutes from February 20, 2025. Councilman Quartello motioned to accept the minutes, seconded by Councilman Silva. Said motion was carried unanimously.

Council President Sweeney requested a motion for the approval of the Executive Session Minutes from March 4, 2025. Councilwoman Murphy motioned to accept the minutes, seconded by Councilman Quartello. Said motion was carried to accept the minutes with Councilwoman Sueta and Council President Sweeney abstaining.

Council President Sweeney requested a motion for the approval of the Regular Meeting Minutes from March 4, 2025. Councilwoman Murphy motioned to accept the minutes, seconded by Councilman Quartello. Said motion was carried to accept the minutes with Councilwoman Sueta and Council President Sweeney abstaining.

**ORDINANCES**

**INTRODUCTION 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  
Council President Sweeney noted that this ordinance will be postponed to the April 15, 2025 meeting of the Mayor and Council. Council President Sweeney stated that any comments regarding this ordinance can be considered as a non-agenda item, however, the ordinance would not be voted on during this meeting.





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**INTRODUCTION OF ORDINANCE 1148-2025 AN ORDINANCE TO EXCEED THE MUNICIPAL BUDGET APPROPRIATION LIMITS AND TO ESTABLISH A CAP BANK (N.J.S.A. 40A: 4-45.14)**

Council President Sweeney explained that this Ordinance is to exceed the municipal budget appropriation and establish a cap bank. He clarified that it doesn't mean that the budget appropriation limit will be exceeded. Councilman Quartello moved to open the public hearing, seconded by Councilwoman Murphy. Said motion was passed unanimously. With no comments from the public, the public hearing was closed with a motion from Councilwoman Weible, seconded by Councilwoman Murphy. Said motion was passed unanimously. A motion to adopt this ordinance was made by Councilman Quartello, seconded by Councilwoman Weible. Said ordinance was passed unanimously.

**INTRODUCTION OF ORDINANCE 1149-2025 AN ORDINANCE AMENDING CHAPTER XVII, TITLED "SEWERS" OF THE REVISED GENERAL ORDINANCES SUBSECTION 1.27 TITLED "SEWER CHARGE"**

Council President Sweeney explained that this Ordinance is to amend sewer charges. Councilwoman Sueta moved to open the public hearing, seconded by Councilwoman Murphy. Said motion was passed unanimously. With no comments from the public, the public hearing was closed with a motion from Councilwoman Murphy, seconded by Councilman Silva. Said motion was passed unanimously. A motion to adopt this ordinance was made by Councilman Quartello, seconded by Councilwoman Weible. Said ordinance was passed unanimously.

**INTRODUCTION OF ORDINANCE 1151-2025 AN ORDINANCE OPTING INTO THE GARDEN STATE C-PACE PROGRAM TO FACILITATE THE FINANCING OF C-PACE PROJECTS**

Council President Sweeney explained that this Ordinance is to finance C-PACE Projects. Councilwoman Murphy moved to open the public hearing, seconded by Councilman Silva. Said motion was passed unanimously. With no comments from the public, the public hearing was closed with a motion from Councilwoman Sueta, seconded by Councilwoman Weible. Said motion was passed unanimously. A motion to adopt this ordinance was made by Councilwoman Murphy, seconded by Councilman Silva. Said ordinance was passed unanimously.

**INTRODUCTION OF ORDINANCE 1152-2025 AN ORDINANCE TO SET THE COMPENSATION OF THE MAYOR, BOROUGH COUNCIL MEMBERS, DEPARTMENT HEADS AND MUNICIPAL EMPLOYEES**

Council President Sweeney explained that this Ordinance is to set compensation for the mayor, council, and municipal employees. Councilwoman Murphy moved to open the public hearing, seconded by Councilman Quartello. Said motion was passed unanimously. With no comments from the public, the public hearing was closed with a motion from Councilman Quartello, seconded by Councilman Silva. Said motion was passed unanimously. A motion to adopt this ordinance was made by Councilwoman Murphy, seconded by Councilwoman Weible. Said ordinance was passed unanimously.





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

Council President Sweeney explained that this Ordinance is for the protection of trees. Councilwoman Murphy moved to open the public hearing, seconded by Councilman Silva. Said motion was passed unanimously.

There were comments from the public. Mr. Sasha Wolf, residing at 4 Overlook Avenue thanked the council for attempting to protect borough trees. Mr. Wolf expressed his concern that he believes neighbors should be noticed once someone receives a permit of approval to take down a tree, to give them the opportunity to object for various reasons.

Mr. John Kappler, residing at 25 Holland Avenue, had comments regarding this ordinance. He talked about Appendix A of the ordinance, and that based on this appendix, if a tree is cut down, it can only be replaced with the trees listed therein. Mr. Kappler does not feel like it is an inclusive list, noting specifically that shade trees are not mentioned on the list. Mr. Kappler further pointed out that invasive species of trees may change over time, but that is not reflected in this appendix.

The public hearing was closed with a motion from Councilman Quartello, seconded by Councilwoman Weible. Said motion was passed unanimously. The council further discussed Appendix A after the public hearing was closed. Council wants to consider editing the list to not exclude certain species of trees, but would like to verify with DEP that any changes made are acceptable to them.

A motion to table this ordinance was made by Councilwoman Murphy, seconded by Councilman Silva. Said motion to table the ordinance was passed unanimously.

**RESOLUTIONS**

Council President Sweeney spoke to the Council regarding the resolutions for this meeting. The Council had no issues regarding the resolutions, and Council President Sweeney requested a motion for a consent vote for the following Resolutions: R-61-25, R-63-25, R-64-25, R-65-25, R-66-25, R-69-25, & R-70-25. A motion was made by Councilman Quartello, and was seconded by Councilwoman Weible. Said motion was passed unanimously.

**RESOLUTION NO. 61-25 RESOLUTION APPROVING TUITION REIMBURSEMENT FOR POLICE OFFICER, ADAM CARUSO IN THE AMOUNT OF \$2,269.32**

**RESOLUTION NO. 63-25 RESOLUTION ACCEPTING THE RESIGNATION OF MATT SUTTE FROM THE LAND USE BOARD FOR THE BOROUGH OF PEAPACK & GLADSTONE**

**RESOLUTION NO. 64-25 RESOLUTION TO REFUND LIENHOLDER FOR REDEMPTION OF LIEN #24-00010 ON BLOCK 29 LOT 19**



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**RESOLUTION NO. 65-25** *RESOLUTION TO EXTEND THE DUE DATE AND GRACE PERIOD FOR THE FIRST INSTALLMENT OF THE 2025 RESIDENTIAL SEWER BILLING*

**RESOLUTION NO. 66-25** *RESOLUTION AUTHORIZING BOROUGH POLICE DEPARTMENT TO PARTICIPATE IN DISTRACTED DRIVING FOR THE APRIL NATIONAL DISTRACTED DRIVING ENFORCEMENT MOBILIZATION APRIL 1-30, 2025*

**RESOLUTION NO. 69-25** *RESOLUTION FOR GOVERNOR'S COUNCIL ON SUBSTANCE USE DISORDER (GCSUD) ALLIANCE TO PREVENT SUBSTANCE USE DISORDER*

**RESOLUTION NO. 70-25** *RESOLUTION TO AUTHORIZE EXECUTION OF A MEDIATION AGREEMENT BEFORE THE AFFORDABLE HOUSING DISPUTE RESOLUTION PROGRAM BEARING DOCKET NO. SOM-L- 100-25*

**RESOLUTION NO. 60-25** *RESOLUTION TO ENTER INTO AN AGREEMENT WITH GEESE CHASERS NORTH JERSEY LLC FOR CANADA GOOSE DAMAGE MANAGEMENT SERVICES. A motion was made by Councilman Quartello, and was seconded by Councilwoman Weible. Said motion was passed unanimously.*

**RESOLUTION NO. 62-25** *AUTHORIZATION APPROVING FINAL LIST OF VOLUNTEER MEMBERS OF THE PEAPACK & GLADSTONE FIRE DEPARTMENT AND THE PEAPACK & GLADSTONE FIRST AID AND RESCUE SQUAD WHO QUALIFY FOR CONTRIBUTIONS UNDER THE BOROUGH LOSAP PROGRAM IN THE BOROUGH OF PEAPACK & GLADSTONE, COUNTY OF SOMERSET. A motion was made by Councilman Quartello, and was seconded by Councilwoman Weible. Said motion was passed with Council President Sweeney abstaining.*

**RESOLUTION NO. 67-25** *RESOLUTION FOR MAYORAL APPOINTMENT FOR THE BOROUGH OF PEAPACK & GLADSTONE TO THE OPEN SPACE ADVISORY BOARD. A motion was made by Councilman Quartello, and was seconded by Council President Sweeney. Said motion was passed with Councilwoman Weible abstaining.*

**BILLS LIST**

**RESOLUTION NO. 68-25** *PAYMENT OF CLAIMS (POSTED)*

*Approval of Bills as signed and listed on the Bill Payment List Total Amount: \$773,799.86*

Council President Sweeney asked if anyone had any items from the Bills List that needed to be pulled for discussion. There were none. Council President Sweeney requested a motion to approve the Bills List. A motion was made by Councilman Quartello and seconded by Councilwoman Murphy. Said motion was passed unanimously.





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**COUNCIL REPORTS**

Councilwoman Sueta reported that on Tuesday, March 11, DPW received a notification regarding a water main break on Main Street. DPW responded and performed a mark out, which is a required plan where they mark the area where the digging will occur to ensure safety and to ensure there's a plan moving forward with where the digging is occurring. DPW also met with NJ American Water and in the inspection revealed a 3-foot crack in the 12-inch water main. Crews worked to restore the water service near the break, and no other utilities were affected.

Ms. Bretzger, Borough Clerk/ City Administrator, informed council that Ms. Carol Lane from Friends of the Library placed the order for furniture for the Library and the Friends of the Library have fully funded this purchase. They are hopeful that the Library will be opened by June 2025.

**PUBLIC COMMENTS**

Ms. Lynn Perry, residing at 59 Main Street in Peapack, asked for clarification about the surface for the tennis courts. Councilwoman Murphy stated that surface options were addressed with Classic Turf during their recent meeting. Classic Turf recommended the use of a type of substrate, versus asphalt and concrete, and said that there are very similar surfaces to play tennis on.

Mr. John Kappler, residing at 25 Holland Avenue, asked if Bocce would be considered since pickle ball courts are not being installed at this time.

**ADJOURNMENT**

There being no other matters to be addressed by the Governing Body at this time, a motion was made by Councilman Quartello, seconded by Councilwoman Murphy that this meeting be adjourned at 7:54 pm. This motion was carried unanimously.

Respectfully Submitted,

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