

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 - Mayor/Presiding Officer calls meeting to order

2. SUNSHINE NOTICE – *Municipal Clerk reads the following statement:*

"Pursuant to the Open Public Meetings Act, Adequate notice of 2025 Meeting Dates was published in the Courier News and Bernardsville News on December 26, 2024 and posted at the Municipal Complex. Action may be taken."

- 3. FLAG SALUTE Led by Mayor or Presiding Officer
- 4. ROLL CALL Mayor/Presiding Officer asks the Borough Clerk to Read the Roll

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

It is the policy of the Borough Council that all public comments on an issue shall be limited to three (3) minutes per person. Comments may be made on any Non-Agenda subject pertaining to Borough issues. Comments pertaining to Public Hearings should be saved for that section of the agenda. No debating between residents. Comments should be addressed to Mayor and Council at the public microphone.

6. OLD BUSINESS

- •Tennis Courts Councilwoman Murphy/Councilman Quartello
- •Geese Councilwoman Murphy/Councilman Quartello
- 7. NEW BUSINESS

8. MISCELLANEOUS DISCUSSION/APPROVALS

9. READING AND APPROVAL OF MINUTES

Regular Meeting Minutes February 11, 2025

Mayor/Presiding Officer asks for a motion and second to approve the Regular Meeting Minutes of February 11, 2025

Mayor/Presiding Officer asks the Borough Clerk for Roll Call vote



MARCH 4, 2025 7:00 PM - REGULAR MEETING



https://www.youtube.com/channel/UC438FfqDK6d0gY42KoksqPQ

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

10. ORDINANCES

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)

Mayor/Presiding Officer asks the Borough Clerk to read by Title

Mayor/Presiding Officer asks for a Motion and Second to Introduce Ordinance 1148-2025

Mayor/Presiding Officer asks the Borough Clerk for a Roll Call Vote

Mayor/Presiding Officer states that "Ordinance -2025 is Introduced and shall be published in summary in the Bernardsville News and that the Public Hearing for said Ordinance shall be held on March 25, 2025 at 7:00pm or shortly thereafter"

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

Mayor/Presiding Officer asks the Borough Clerk to read by Title

Mayor/Presiding Officer asks for a Motion and Second to Introduce Ordinance 1149-2025 Mayor/Presiding Officer asks the Borough Clerk for a Roll Call Vote

Mayor/Presiding Officer states that "Ordinance -2025 is Introduced and shall be published in summary in the Bernardsville News and that the Public Hearing for said Ordinance shall be held on March 25, 2025 at 7:00pm or shortly thereafter"

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

Mayor/Presiding Officer asks the Borough Clerk to read by Title
Mayor/Presiding Officer asks for a Motion and Second to Introduce Ordinance 1150-2025
Mayor/Presiding Officer asks the Borough Clerk for a Roll Call Vote
Mayor/Presiding Officer states that "Ordinance -2025 is Introduced and shall be published
in summary in the Bernardsville News and that the Public Hearing for said Ordinance shall
be held on March 25, 2025 at 7:00pm or shortly thereafter"

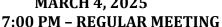
INTRODUCTION OF ORDINANCE 1151-2025 AN ORDINANCE OPTING INTO THE GARDEN STATE C-PACE PROGRAM TO FACILITATE THE FINANCING OF C-PACE PROJECTS

Mayor/Presiding Officer asks the Borough Clerk to read by Title

Mayor/Presiding Officer asks for a Motion and Second to Introduce Ordinance 1151-2025 Mayor/Presiding Officer asks the Borough Clerk for a Roll Call Vote

Mayor/Presiding Officer states that "Ordinance -2025 is Introduced and shall be published in







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SUMMARY IN THE BERNARDSVILLE NEWS AND THAT THE PUBLIC HEARING FOR SAID ORDINANCE SHALL bE held on March 25, 2025 at 7:00PM or Shortly thereafter"

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

Mayor/Presiding Officer asks the Borough Clerk to read by Title
Mayor/Presiding Officer asks for a Motion and Second to Introduce Ordinance 1152-2025
Mayor/Presiding Officer asks the Borough Clerk for a Roll Call Vote
Mayor/Presiding Officer states that "Ordinance -2025 is Introduced and shall be published in
summary in the Bernardsville News and that the Public Hearing for said Ordinance shall be
held on March 25, 2025 at 7:00pm or shortly thereafter"

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

Mayor/Presiding Officer asks the Borough Clerk to read by Title

Mayor/Presiding Officer asks for a Motion and Second to Introduce Ordinance 1153-2025

Mayor/Presiding Officer asks the Borough Clerk for a Roll Call Vote

Mayor/Presiding Officer states that "Ordinance -2025 is Introduced and shall be published in summary in the Bernardsville News and that the Public Hearing for said Ordinance shall be held on March 25, 2025 at 7:00pm or shortly thereafter"

11. RESOLUTIONS

RESOLUTION NO. 51-25 A RESOLUTION TO REFUND DEPOSIT MONIES HELD IN ESCROW TO THE 20^{TH} CENTURY FOX FILM CORP.

Mayor/Presiding Officer asks for a motion and second to approve Resolution No. 51-25 Mayor/Presiding Officer asks the Borough Clerk for a Roll Call Vote

RESOLUTION NO. 52-25 A RESOLUTION FOR THE INTRODUCTION OF THE 2025 BUDGET

Mayor/Presiding Officer asks for a motion and second to approve Resolution No. 52-25 Mayor/Presiding Officer asks the Borough Clerk for a Roll Call Vote

RESOLUTION NO. 53-25 A RESOLUTION TO APPOINT STEPHANIE SOULIOS AS DEPUTY CLERK/DEPUTY REGISTRAR AND AFFORDABLE HOUSING LIAISON OF THE BOROUGH OF PEAPACK & GLADSTONE

Mayor/Presiding Officer asks for a motion and second to approve Resolution No. 53-25 Mayor/Presiding Officer asks the Borough Clerk for a Roll Call Vote





7:00 PM - REGULAR MEETING

Location: Borough Hall Council Chambers, 1 School St., Peapack, NJ https://www.youtube.com/channel/UC438FfqDK6dOgY42KoksqPQ

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

RESOLUTION NO. 54-25 A RESOLUTION TO SUBMIT AN ELIGIBLE ORGANIZATION APPLICATION TO THE NEW JERSEY DIVISION OF FIRE SAFETY TO CONDUCT FIRE SERVICE "CERTIFIED" TRAINING AT THE LOCAL LEVEL

Mayor/Presiding Officer asks for a motion and second to approve Resolution No. 54-25 Mayor/Presiding Officer asks the Borough Clerk for a Roll Call Vote

RESOLUTION NO. 55-25 A RESOLUTION AUTHORIZING SUBMISSION OF A HIGHLANDS HOUSING GRANT APPLICATION

Mayor/Presiding Officer asks for a motion and second to approve Resolution No. 55-25 Mayor/Presiding Officer asks the Borough Clerk for a Roll Call Vote

RESOLUTION NO. 57-25 A RESOLUTION TO ENTER INTO A INTERLOCAL SERVICE AGREEMENT MADE PURSUANT TO THE PROVISIONS OF N.J.S.A. 40A:65-1, ET SEQ. BETWEEN THE BOROUGH OF PEAPACK & GLADSTONE AND BEDMINSTER TOWNSHIP, SOMERSET COUNTY, NEW JERSEY TO PROVIDE FOR THE JOINT USE OF BLOCK 29, LOT 31.01, IN THE BOROUGH OF PEAPACK & GLADSTONE AS THE DESIGNATED LOCATION FOR EMERGENCY DEBRIS REMOVAL

Mayor/Presiding Officer asks for a motion and second to approve Resolution No. 57-25 Mayor/Presiding Officer asks the Borough Clerk for a Roll Call vote

RESOLUTION NO. 58-25 A RESOLUTION AUTHORIZING BOROUGH POLICE DEPARTMENT TO PARTICIPATE IN ST. PATRICK'S DAY SAFE PASSAGE EVENT MARCH 14 THROUGH MARCH 18, 2025

Mayor/Presiding Officer asks for a motion and second to approve Resolution No. 58-25 Mayor/Presiding Officer asks the Borough Clerk for a Roll Call Vote

12. BILLS LIST

RESOLUTION NO. 56-25 PAYMENT OF CLAIMS (POSTED)

Approval of Bills as signed and listed on the Bill Payment List Total Amount: \$330,284.98 Mayor/Presiding Officer asks the "Council if any item needs to be pulled for discussion" If not Mayor/Presiding Officer asks the Borough Clerk to read the Total Amount of Bills to be paid

Mayor/Presiding Officer asks for a motion and second to approve Resolution payment of bills Mayor/Presiding Officer asks the Borough Clerk for a Roll Call Vote

13. MAYOR'S EXECUTIVE SUMMARY





Location: Borough Hall Council Chambers, 1 School St., Peapack, NJ https://www.youtube.com/channel/UC438FfqDK6dOgY42KoksqPQ

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14. PUBLIC COMMENTS - 3 MINUTES PER PERSON - AGENDA ITEMS ONLY

It is the policy of the Borough Council that all public comments on an issue shall be limited to three (3) minutes per person. No debating between residents. Comments should be addressed to Mayor and Council at the public microphone.

15. ADJOURNMENT

Mayor/Presiding Officer asks if there is any further business
Mayor/Presiding Officer asks for a motion and second to Adjourn
Mayor/Presiding Officer asks 'All in Favor? Opposed?' Meeting Adjourned

THE NEXT REGULAR MEETING OF THE MAYOR & COUNCIL WILL BE HELD ON TUESDAY, MARCH 25, 2025 AT 7:00PM

BOROUGH OF PEAPACK AND GLADSTONE

RESOLUTION NO. 51-25

TITLE: A RESOLUTION TO REFUND DEPOSIT MONIES HELD IN ESCROW TO THE 20TH CENTURY FOX FILM CORP

WHEREAS the Beast in Me, 20th Century Fox Film Corp paid a \$1,000.00 deposit to the Borough of Peapack & Gladstone through the Special Use Permit process for any inspections that may have been needed; and

WHEREAS the Borough of Peapack & Gladstone held the funds in Escrow until the filming was completed; and

WHEREAS the Beast in Me, 20th Century Fox Film Corp provided a letter on January 28th, 2025 stating that the filming was completed; and

WHEREAS the Borough did not have a need for any inspections during their filming so no monies were expended

NOW, THEREFORE BE IT RESOLVED that the Treasurer is hereby authorized to refund the deposit monies of \$1,000.00 to The Beast in Me, 20th Century Fox Film Corp.

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

NANCY A. BRETZGER	MARK A. CORIGLIANO
BOROUGH CLERK	MAYOR

BOROUGH OF PEAPACK AND GLADSTONE, SOMERSET COUNTY, NEW JERSEY

RESOLUTION NO. 52-25

TITLE: A RESOLUTION FOR THE INTRODUCTION OF THE 2025 BUDGET

BE IT RESOLVED that the attached statements of revenues and appropriations shall constitute the Municipal Budget for the year 2025;

BE IT FURTHER RESOLVED,

- 1. That said Budget be published in the Bernardsville News in the issue of March 13, 2025
- 2. The Governing Body of the Borough of Peapack & Gladstone does hereby approve the following as the Budget for the year 2025.
- 3. A hearing on the Budget and Tax Resolution will be held at Borough Hall Council Chambers on April 15, 2025 at 7:00PM at which time and place objections to said Budget and Tax Resolution for the year 2025 may be presented by taxpayers or other interested persons.

INTRODUCED	SECONDED	BOROUGH COUNCIL	AYE	NAY	ABSTAIN	ABSENT
		JAMIE MURPHY				
		ERIC QUARTELLO				
		SERGIO SILVA				
		JULIE SUETA				
		JOHN SWEENEY				
		JILL WEIBLE				

NANCY A. BRETZGER	MARK A CORIGLIANO
BOROUGH CLERK	MAYOR

BOROUGH OF PEAPACK AND GLADSTONE, SOMERSET COUNTY, NEW JERSEY

RESOLUTION NO. 53-25

TITLE: RESOLUTION TO APPOINT STEPHANIE SOULIOS AS DEPUTY CLERK/DEPUTY REGISTRAR AND AFFORDABLE HOUSING LIAISON OF THE BOROUGH OF PEAPACK & GLADSTONE

WHEREAS, there is a vacancy in the Borough Clerk's office for a Deputy Clerk/Deputy Registrar; and

WHEREAS, the Borough Clerk/Administrator and Personnel Committee have interviewed several qualified applicants; and

WHEREAS, the Borough Clerk/Administrator and Personnel Committee recommend Stephanie Soulios to be hired to fill the aforesaid position; and

WHEREAS, the Mayor and Council concurs with that recommendation.

NOW, THEREFORE BE IT RESOLVED by the Mayor and Council of the Borough of Peapack & Gladstone, County of Somerset, State of New Jersey that Stephanie Soulios is hereby appointed as the Deputy Clerk/Deputy Registrar and Affordable Housing Liaison at a salary of \$66,000 per year, with an effective starting date of March 10, 2025.

NOW THEREFORE, BE IT FURTHER RESOLVED that:

- 1. Upon successful completion of the 3-month probation period and upon written recommendation of the Borough Clerk/Administrator she will be eligible for change of status to full time permanent employment
- 2. Once Stephanie Soulios becomes a full-time permanent employee, she is entitled to all full-time employees benefits as according to the Borough Personnel Policies
- 3. Stephanie Soulios will obtain her Certified Municipal Registrar (CMR) certification within three (3) months of her hire date.
- 4. Stephanie Soulios will obtain her Registered Municipal Clerk (RMC) certification within three (3) years of her hire date.

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

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 MARCH 4, 2025.

NANCY A. BRETZGER MARK CORIGLIANO
BOROUGH CLERK MAYOR

BOROUGH OF PEAPACK AND GLADSTONE

RESOLUTION NO. 54-25

TITLE: A RESOLUTION TO SUBMIT AN ELIGIBLE ORGANIZATION APPLICATION TO THE NEW JERSEY DIVISION OF FIRE SAFETY TO CONDUCT FIRE SERVICE "CERTIFIED" TRAINING AT THE LOCAL LEVEL

WHEREAS the State has created a voluntary program to certify firefighters; and

WHEREAS the Borough of Peapack & Gladstone has reviewed, discussed and voted to participate in the program; and

NOW, THEREFORE BE IT RESOLVED that the Borough of Peapack & Gladstone appoints Brad Fagan, Fire Chief as the Authorized Signatory to sign any documents necessary to implement the Firefighter Certification Program in the Borough of Peapack & Gladstone.

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

NANCY A. BRETZGER	MARK A. CORIGLIANO
BOROUGH CLERK	MAYOR

BOROUGH OF PEAPACK AND GLADSTONE, SOMERSET COUNTY, NEW JERSEY

RESOLUTION NO. 55-25

TITLE: A RESOLUTION AUTHORIZING SUBMISSION OF A HIGHLANDS HOUSING GRANT APPLICATION

WHEREAS, in recognition of the costs associated with local government efforts to conform to the Regional Master Plan (RMP), the Highlands Act provided a funding mechanism through the creation of the Highlands Protection Funds; and

WHEREAS, the Highlands Protection Fund includes significant grant funds that are available for municipalities and counties seeking to update their Housing Element and Fair Share Plan to conform with the RMP; and

WHEREAS, the Highlands Water Protection and Planning Council (Highlands Council) has adopted a Grant Program. This grant program will fund the Housing Scope of work to be done by the Borough's professionals; and

WHEREAS, the Borough of Peapack and Gladstone believes that it is in the best interest of the Borough of Peapack and Gladstone to apply to the Highlands Council for this Grant.

NOW, THEREFORE BE IT RESOLVED, that the Governing Body of the Borough of Peapack and Gladstone, County of Somerset, State of New Jersey, hereby authorizes the submission of the aforementioned Highlands Grant Application to update their Housing Element and Fair Share Plan to conform with the RMP to the Highlands Council.

Resolution 54-25

Introduced	Seconded	Borough Council	Aye	Nay	Abstain	Absent
		Jamie Murphy				
		Eric L. Quartello				
		Sergio 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 MARCH 4, 2025.

NANCY A. BRETZGER MARK A. CORIGLIANO
BOROUGH CLERK MAYOR

BOROUGH OF PEAPACK AND GLADSTONE, SOMERSET COUNTY, NEW JERSEY

RESOLUTION NO. 57-25

TITLE: RESOLUTION TO ENTER INTO A INTERLOCAL SERVICE AGREEMENT MADE PURSUANT TO THE PROVISIONS OF N.J.S.A. 40A:65-1, ET SEQ. BETWEEN THE BOROUGH OF PEAPACK & GLADSTONE AND BEDMINSTER TOWNSHIP, SOMERSET COUNTY, NEW JERSEY TO PROVIDE FOR THE JOINT USE OF BLOCK 29, LOT 31.01, IN THE BOROUGH OF PEAPACK & GLADSTONE AS THE DESIGNATED LOCATION FOR EMERGENCY DEBRIS REMOVAL

WHEREAS, the Borough of Peapack & Gladstone ("Borough") and Bedminster Township ("Township") are Borough and Township Corporations, respectively of the State of New Jersey; and

WHEREAS, the Borough and the Township wish to enter into an agreement, pursuant to the provisions of N.J.S.A. 40A:65-1, et seq., to provide for a location for joint use in the event of a declared emergency in the County of Somerset for the purposes of stockpiling debris for eventual removal to a designated landfill.

NOW, THEREFORE BE IT RESOLVED, by the Borough Council of the Borough of Peapack and Gladstone, Somerset County, State of New Jersey that the Mayor and the Borough Clerk are authorized to sign the attached agreement for execution.

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

NANCY A. BRETZGER	MARK A. CORIGLIANO
BOROUGH CLERK	MAYOR

BOROUGH OF PEAPACK AND GLADSTONE, SOMERSET COUNTY, NEW JERSEY

RESOLUTION NO. 58-25

TITLE: AUTHORIZING BOROUGH POLICE DEPARTMENT TO PARTICIPATE IN ST. PATRICK'S DAY SAFE PASSAGE EVENT MARCH 14 THROUGH MARCH 19, 2025

WHEREAS, the St. Patrick's Day Safe Passage Event allows Police Departments to conduct enhanced enforcement patrols. The patrols will be conducted March 14 through March 18, 2025. The authorized hours of operation are from 5:00pm to 2:00am each day for a total of 20 hours, at \$70.00 per hour, for a maximum of \$1,400.00; and

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

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

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

NANCY A. BRETZGER	MARK A. CORIGLIANO
BOROUGH CLERK	MAYOR

BOROUGH OF PEAPACK & GLADSTONE, SOMERSET COUNTY, NEW JERSEY

RESOLUTION NO. 56-25

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				

NANCY A. BRETZGER	MARK A. CORIGLIANO
BOROUGH CLERK	MAYOR