



**MAYOR & COUNCIL
THE BOROUGH OF PEAPACK & GLADSTONE,
BOROUGH COUNCIL MEETING MINUTES
NOVEMBER 26, 2024**



The regular meeting of the Mayor and Council of the Borough of Peapack & Gladstone was held on Tuesday, November 26, 2024 and began at 7:00PM.

Mayor Corigliano called the meeting to order. Clerk/Administrator Nancy Bretzger read the Sunshine Notice: "Pursuant to the Open Public Meetings Act, adequate notice of 2024 Meeting Dates was published in the Courier News and Bernardsville News on December 5, 2023 and posted at the Municipal Complex and the Borough Library. Action may be taken."

Mayor Corigliano led the Pledge of Allegiance.

Roll Call indicated the following present: Councilwoman Murphy, Councilman Quartello, Councilman Silva, Councilwoman Sueta, Council President Sweeney, Councilwoman Weible and Mayor Corigliano

Also present were: Borough Administrator Nancy Bretzger and Borough Attorney Steve Warner

PUBLIC COMMENTS

Christopher Downing, 99 Main Street Peapack inquired about the Apgar Avenue improvement project. Mayor Corigliano informed him about the Borough's Three (3) year Capital Plan which includes improves to Apgar Avenue after the Bethel Ridge/90 Acres construction was completed. He continued to explain that the scope has not been determined due to budgeting not being completed for the project. Mr. Downing then asked if there was any plan to connect Hillcrest and Apgar Avenues. Mayor Corigliano confirmed that there has been no discussion on the topic.

OLD BUSINESS

● Tennis Courts - Councilman Quartello

Councilman Quartello explained plans for the reconstruction of the tennis courts, as well as adding a pickleball court. He is concerned about the location for the courts more than the financial difficulties, stating several times that finances are not an issue. Councilwoman Murphy questioned the differential cost between the two and if it would make more sense financially to resurface the existing courts. Councilman Quartello explained why the existing Courts will need a full rebuild. Council President Sweeney also explained the difference between milling and paving for the courts. He also went on to say that new courts could be a better solution, and asked Councilman Quartello if milling and paving would be appropriate for the courts. Councilman Quartello explained the milling and paving and what he believes is correct for a long-term solution. Councilwoman Murphy also said she would like to have seen the existing courts be appropriately before, and that it was the Borough's mistake to not have maintained it properly. She then also went on to say care for the court throughout the seasons will be necessary no matter where the courts are placed. Mayor Corigliano explained the life spans of tennis courts, and how putting an inexpensive court at its existing location was not a good choice in the past. He said it is importation to do it right this time. Mayor Corigliano then explained an option he learned of at the Municipal League Convention to install a post-stressed



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court design. Councilman Quartello asks the Clerk/Administrator, Nancy Bretzger, what issues he would run into asking the company directly for their information on the courts. Nancy Bretzger stated that companies that are reached out to for information, cannot go out to bid for the property due to the law restrictions. Councilman Silva explained his positive experience and knowledge with the tennis courts that Mayor Corigliano detailed. He told how schools across New Jersey are planning on using the same tennis courts system. He also explains the downside of the courts as well. With respect to a pickleball court, Nancy explains that having different lining and moving nets is confusing for people, so it's possible that having dual-use courts wouldn't be very good for people. Mayor Corigliano explains that they should shoot for having two different courts for the two sports.

The location of the courts was then discussed. Councilwoman Weible went on to say that the Recreation Department could use the courts in the summer as well if they were closer. Councilman Quartello says the consensus is having the courts on the Municipal Grounds as opposed to having them at the current location. Councilwoman Sueta also explains that having the courts closer to the building would be better for caring for the courts in general. Council President Sweeney goes on to say that they can take precautions to make sure Komline works as well. Mayor Corigliano explained that the location of the courts doesn't need to change, but it may be beneficial to move them either within Komline Park or to the sports area behind the Municipal building. The Council begins talking about where they would move it, and Mayor Corigliano suggests putting it on dryer land. Councilwoman Murphy says she'd need some images to really get a grasp of it. The Council all agree they need to see more information regarding moving the courts. Councilwoman Sueta agrees that having the courts nearby the Municipal Complex would be nice for the children and people that use it. Several of the Council agree that having a complex of sports activity in the area would be good. Nancy Bretzger went on to explain what we would request when going out for bid regarding the courts. She says we cannot get an estimate on anything at all no matter what the occasion because that would exclude that company from the bidding. Councilman Silva is asked what his experience with the new court at a school is, and he explained that it looks as good as it was initially put in exactly a decade ago. He explains how the cleaning process was and what we could expect.

- Geese 2025 - Councilman Quartello

Councilman Quartello talked about the current geese population numbers. He also addressed the decision to re-up with the USDA's APHIS division for animal control. Nancy Bretzger went on to explain that the USDA would start making their trips in March. Then when late May/early June comes along, they will come every week. Councilman Quartello explained that a company called "Geese Chasers", as well as several other companies, approached the Department of Public Works and the Council about services to keep the geese out of Liberty Park. Pricing of the different options was then discussed and how they would relate to the USDA fees. Nancy



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Bretzger was curious if Geese Chasers only used dogs, and Councilman Quartello confirmed that they do use dogs. However, they also use lasers, kayaks, and several other techniques to keep them out. Mayor Corigliano asked a few questions regarding what was used to keep them away including if they provided the spraying service. He also stating that the 2025 quote provided by the USDA included fencing around the pond, which would of course we would not do. Councilman Quartello also pointed out that Geese Chasers operates 52 weeks a year, where the USDA is for a shorter period. Council President Sweeney also explained that someone more available for us would be better than the USDA. Mayor Corigliano also agreed that the USDA was not as structured as he would have hoped. Councilman Quartello said that getting a non- USDA solution would be in the best interest in the future, and would find out more information for future meetings.

A question was brought up regarding the landscaping and it was explained by Council President Sweeney that certain grasses are not likely to be used due to needing the grass to be fairly high to keep them away. Mayor Corigliano mentioned that in his talks with Spring Lake this past summer, that now after euthanizing them, they are able to manage it. He explained that someone must be available to chase the the geese regularly, whether the use was dogs, spray, lights, or a combination of all plus other techniques. He stated that there will be budget funds necessary to keep the geese away in the future. Councilman Quartello stated that he will continue to gather information so that a final determination may be made soon.

- National Fitness Campaign – Councilman Quartello

Councilman Quartello began by reminding the Council about the grant for a fitness court for which he submitted an application for. He went on to explain the differences in looks and cost between the types of courts. He also stated that to accept the grant, that he needed consensus from the Council that they want to move forward with it. He explained if the Council wants to move forward with this they will have to discuss where they would put the fitness court. He also went on to explain that we can hire an artist for the painting of the equipment and gave a few different options. The Council gave a few comments in support of the idea, but also went on to explain that making one court look beautiful made the other one stands out less. Nancy Bretzger stated if they went onto the Green Acres property they would need permission.

Councilwoman Murphy went on to express interest in the idea, and wondered if there was room by the Tot Lot in Liberty Park to put something in there. Council President Sweeney and Councilman Quartello both gave an estimate for how much space they would need, but neither were completely sure if the space was enough to put the court there. Councilman Quartello went on to explain what they needed in order to have the space and what the dimensions would be. Councilman Silva said the look of it doesn't fit the Borough very much. He says there are different systems that other towns and boroughs use, but this one does not fit the type of



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place our Borough is. Mayor Corigliano suggested tabling any action for the time being or at least until the tennis courts are replaced Councilman Quartello concurred on tabling the idea for now

NEW BUSINESS

- Hub Hollow Trail- Councilwoman Murphy

Councilwoman Murphy talked about the parks within the Borough, and began stated how the County was working on a plan to make the Hub Hollow trail a full loop back to Natirar. She explained that it would be a County project because it is their land. The Head of the Department of Public Works, Brad Fagan, and her walked the current trail and she explained that the space would need clearing, which the County would take care of. The Clerk, Nancy Bretzger, stated that the County would want the Borough to remove the gravel parking spots at the end of the existing trail. Councilwoman Murphy explained that her understanding was they didn't want parking at this point along the full trail. They both said they will check with their contacts at the County. The Council as a whole agreed.

MISCELLANEOUS DISCUSSION/APPROVALS

Special Use Permit Application from 20th Century Television for additional days of filming on December 9 and 10, 2024 at Blairsden Mansion, 30 Blair Drive, Peapack, NJ. This is an amendment to the previously approved Special Use Permit Application approved on October 8, 2024 (Nancy Bretzger)

Mayor Corigliano introduced the item and asked for the Clerk's clarification. Nancy Bretzger ask Anthony Melillo if he had anything to say. Anthony Melillo (185 Main Street, Peapack), came up to speak on the issue. He explained the reason for this application is because 20th Television needs to reshoot some scenes. There was no timeframe for how long they would be at the location. Councilman Quartello asked how the initial filming went, and if there were any issues. Nancy Bretzger was not able to confirm, but stated she did not receive any kind of phone call or email regarding complaints. Mayor Corigliano was asked by an unnamed non-resident why we would allow this, but explained that the Council passed the special use permit so they were allowed to film. The Council reviewed the wording of the resolution

MINUTES

Councilwoman Murphy made a motion to approve the regular meeting of November 12, 2024 seconded by Council President Sweeney, roll call vote taken, said motion passed. Councilman Quartello abstained due absence of that meeting.

RESOLUTIONS



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RESOLUTION NO. 203-24 RESOLUTION FOR OPEN PUBLIC MEETINGS OF THE MAYOR & COUNCIL FOR THE BOROUGH OF PEAPACK & GLADSTONE FOR THE YEAR 2025

RESOLUTION NO. 204-24 RESOLUTION SETTING THE 2025 HOLIDAY SCHEDULE FOR THE BOROUGH OF PEAPACK AND GLADSTONE

RESOLUTION NO. 205-24 AUTHORIZING BOROUGH POLICE DEPARTMENT TO PARTICIPATE IN THANKSGIVING SAFE PASSAGE EVENT NOVEMBER 27 THROUGH DECEMBER 1

RESOLUTION NO. 206-24 RESOLUTION TO REFUND LIENHOLDER FOR REDEMPTION OF LIEN #22-00009 ON BLOCK 26 LOT 39

RESOLUTION NO. 207-24 RESOLUTION ACCEPTING THE RESIGNATION OF ANDREW GOODE FROM THE ENVIRONMENTAL AND SHADE TREE COMMISSION FOR THE BOROUGH OF PEAPACK & GLADSTONE

RESOLUTION NO. 208-24 RESOLUTION AUTHORIZING THE BOROUGH OF PEAPACK & GLADSTONE TO ACCEPT A SUBGRANT AWARD OF THE FEDERAL FISCAL YEAR 2024 OF EMERGENCY MANAGEMENT PERFORMANCE GRANT AND EMERGENCY MANAGEMENT AGENCY ASSISTANCE

RESOLUTION NO. 209-24 RESOLUTION APPROVING ADDITIONAL DAYS OF FILMING WITH 20th CENTURY TELEVISION AT BLAIRSDEN MANSION, 30 BLAIR DRIVE, PEAPACK, NEW JERSEY ON DECEMBER 9 AND 10, 2024 FROM 7:00AM to 8:00PM

RESOLUTION NO. 212-24 RESOLUTION AUTHORIZING SUBMISSION OF 2025 ANNUAL PLANNING INCENTIVE GRANT APPLICATION TO THE STATE AGRICULTURAL DEVELOPMENT COMMITTEE

Councilman Quartello made motion to vote on Resolutions 204-24 to 208-24, and 212-24 as a consent vote; seconded by Council President Sweeney, role call taken, said motions adopted unanimously.

RESOLUTION NO. 203-24 RESOLUTION FOR OPEN PUBLIC MEETINGS OF THE MAYOR & COUNCIL FOR THE BOROUGH OF PEAPACK & GLADSTONE FOR THE YEAR 2025

Motion made by Councilman Quartello to adopt Resolution 203-24; Seconded by Council President Sweeney,

Discussion

Councilwoman Sueta asked if there was a possibility to switch the December 22, 2025 Mayor and Council Meeting to December 16th due to the closeness of the date to Christmas. Nancy Bretzger explained that we need a meeting as close to the end of the year as possible and the 22nd was the best date for that. Mayor Corigliano also explained that it was necessary to have that meeting at that date. Nancy Bretzger also added that having it in the earlier in the the month rather than in the last few days because of the imminent ReOrganizational meeting just after the first of the year.

Role call was taken, said motion passed unanimously.



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Discussion

Mayor Corigliano suggested modifying the resolution to changing the permitted time frame from 6:00 AM to 9:00 PM. The motion was made by Councilman Quartello; seconded by Councilwoman Weible, said motion adopted unanimously.

BILLS LIST

RESOLUTION NO. 210-24 *Approval of Bills as signed and listed on the Bill Payment List Total Amount: \$1,699,919.17*

Motion made by Council President Sweeney to approve the Bills List, seconded by Councilwoman Weible, roll call taken; said motion passed unanimously.

Council Reports

Councilwoman Weible stated that Recreation's Santa Visit is on Sunday, December 8th, 2024. She also said that Youth Gym begins on Sunday the 9th, explaining the schedule and the benefits for the children. Adult Open Gym also opens up as well.

Councilman Silva brought up the lighting in the gym and Brad Fagan explained that he and his crew are working on it now.

Mayor Corigliano stated he is going to combine the Mayor's report and Mayors Executive Summary in one part.

Mayor's Executive Summary

Mayor Corigliano detailed the action items from this meeting. He then reviewed the 2024 Mayor's punch list items, what has been accomplished by the Council and what still needed to be completed.

- He stated the tennis court issue is being handled by Councilman Quartello.
- The Longevity Buyout was not addressed yet, but it would be addressed by the end of the year
- He reminded Councilwoman Weible about the Noise Ordinance.
- He reminded Council President Sweeney about the Signage Ordinance.
- He reminded Councilwoman Sueta about the Volunteer of the Year.
- Council President Sweeney would get assistance from Mayor Corigliano with the Comcast licensing agreement.
- Councilwoman Sueta was to be working with the Administrator on the Business Permits
- Councilman Quartello and Mayor Corigliano would work on the Park House conversion
- Councilwoman Weible would work on the Park Maintenance idea



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- Mayor Corigliano is working on the front of the Municipal Building restoration with the Department of Public Works.
- Councilman Silva would work on the Employee Evaluations with Nancy Bretzger.
- He went on to say that the physical server would soon be shut down as the office is moving to a fully Cloud-based solution
- Councilman Quartello will continue to hold on the road sign improvement idea
- The Sarah Kay Lot will go on auction under the guidance of Councilman Quartello.
- Mayor Corigliano stated that the rollout of the new website has taken too long and is hoping to see it done within the next two weeks.
- The Mayor met with NJ Transit to work on getting the Gladstone rail yard cleaned up.

Councilwoman Murphy asked about the municipal building front restoration, due to being contacted by a resident. She wanted to know what the cost of it was. Mayor Corigliano said it was all done under the operating budget and being performed by our Department of Public Works employees. Brad Fagan would need to bring in a contractor to repair the foundation, put in a new window, and possibly put in some lighting. An estimate is that it has cost about \$6,000 thus far. Councilwoman Murphy asked when the time came could they similar lampposts to the ones in Liberty Park. Brad stated he was waiting on pricing and would keep her in the loop.

Mayor Corigliano went on to speak about his League of Municipalities meeting that he attended earlier in the month. He explained the event and how good it was for networking due to the amount of people that attended the events. He continued by reviewing the different seminars and what good they could potentially bring to the Borough. He passed out some things to the Councilmembers for their individual projects

Steve Warner then asked if he could give an additional report. He stated he achieved his Diplomate Certification in Local Government Law from Rutgers University and his joining the NJ Institute of Local Government Attorneys committee as a Trustee. He then shared a laugh with the Council and the Mayor and was offered congratulations.

Public Comment

Jeanie Tenbarge, 168 Main Street, came to speak about the proposed pickleball courts. She came to talk about the noise level, and that it can get very loud compared to a tennis ball. She brought up that she hoped to see some sort of sound barriers to make sure the sound doesn't carry so far away. She would happily have the courts in, but just asked for consideration to the businesses and people who live in the area.

John Kelly, 172 Main Street, came to speak about the pickleball courts. He wanted to add more about the noise level. He told a story about living in another location during the summer and that the noise level is astronomically louder than people think. He requested just to do more research on the sound process. He said it's very loud, no matter where they are put. He added something for the historical



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society. He wanted to see if there was anything that could be done between a group he works with and the Borough's. He was referred to the Historic Preservation Commission.

Rich Ramsay, 3 Perry Street, stated he was a frequent user of the tennis courts. He wanted to ask about the court we were looking toward. He gave a few different options and stated he is unsure how our playability will compare to the other options he's played on. He said he would rather travel several miles away to play on an asphalt court, than the one the Borough is leaning towards. He asked the Borough to take that thought into consideration when it comes to deciding what kind of court to use. He ended his comments.

With no further business, Councilwoman Murphy made a motion to adjourn the meeting at 8:43 PM; seconded by Councilman Quartello, all in favor, motion passed unanimously.

Mayor Corigliano offered a happy and blessed Thanksgiving to the attendees.

Respectfully submitted,

Nancy Bretzger
Nancy Bretzger, Borough Clerk