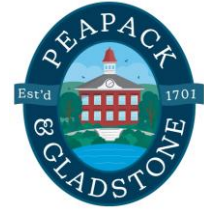


**MAYOR & COUNCIL
THE BOROUGH OF PEAPACK & GLADSTONE,
BOROUGH COUNCIL MEETING AGENDA**



MAY 14, 2024

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

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

“Pursuant to the Open Public Meetings Act, Adequate notice of 2024 Meeting Dates was published in the Courier News and Bernardsville News on April 4, 2024 and posted at the Municipal Complex and the Borough Library. Action may be taken.”

3. FLAG SALUTE

4. ROLL CALL

5. SWEARING IN OF POLICE OFFICER

● *Gino M. Schifano*

6. 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.

7. OLD BUSINESS

● *Geese Remediation: Discussion of Meeting with NJ Animal Rights League Representatives*

8. NEW BUSINESS

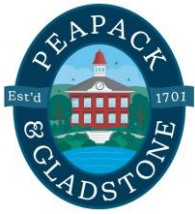
● **PRESENTATION & PUBLIC HEARING FOR THE 2024 BUDGET**

MAYOR CORIGLIANO AND COUNCILMAN QUARTELLO PRESENT THE 2024 BUDGET

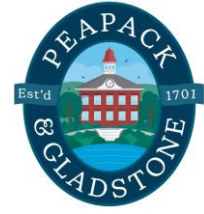
RESOLUTION NO. 91-24 RESOLUTION TO READ THE 2024 BUDGET BY TITLE ONLY

RESOLUTION NO. 92-24 RESOLUTION FOR CANCELLATION OF CAPITAL APPROVEMENT AUTHORIZATIONS

RESOLUTION NO. 93-24 RESOLUTION ACCEPTING DONATION OF \$670,000 FROM THE “FRIENDS OF THE LIBRARY” FOR THE RENOVATION OF THE BOROUGH OF PEAPACK & GLADSTONE BRANCH OF THE SOMERSET COUNTY LIBRARY SYSTEM



**MAYOR & COUNCIL
THE BOROUGH OF PEAPACK & GLADSTONE,
BOROUGH COUNCIL MEETING AGENDA**



MAY 14, 2024

7:00 PM – REGULAR MEETING

Location: Borough Hall Council Chambers, 1 School St., Peapack, NJ

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9. MISCELLANEOUS DISCUSSION/APPROVALS

- Raffle License Application 03-2024 for Matheny School and Hospital, Inc. for a 50/50 raffle to be held on June 8, 2024
- Raffle License Application 04-2024 for Matheny School and Hospital, Inc. for 2 Superbowl tickets to be held from June 1 to June 30th, 2024

10. READING AND APPROVAL OF MINUTES

Regular Meeting Minutes April 16, 2024

11. ORDINANCES

PUBLIC HEARING OF ORDINANCE 1138-2024 AN ORDINANCE AMENDING CHAPTER XII, TITLED "FIRE PROTECTION AND PREVENTION" OF THE REVISED GENERAL ORDINANCES SUBSECTION 12-1.8., TITLED "NON-LIFE HAZARD USES" AND SUBSECTION 12-1.9., TITLED "PERMITS"

PUBLIC HEARING OF ORDINANCE 1139-2024 AN ORDINANCE AMENDING CHAPTER 4, POLICE REGULATIONS, OF THE REVISED GENERAL ORDINANCES OF THE BOROUGH OF PEAPACK AND GLADSTONE, TO ADD A NEW SECTION 4-9 ENTITLED "RESIDENT SAFETY AND PROTECTION"

PUBLIC HEARING OF ORDINANCE 1141-2024 AN ORDINANCE TO SET THE COMPENSATION OF THE MAYOR, BOROUGH COUNCIL MEMBERS, DEPARTMENT HEADS AND MUNICIPAL EMPLOYEES

INTRODUCTION OF ORDINANCE 1142-2024 AN ORDINANCE TO AMEND CHAPTER XXIII, "LAND DEVELOPMENT ORDINANCE" OF THE REVISED GENERAL ORDINANCES OF THE BOROUGH OF PEAPACK AND GLADSTONE CREATING THE SENIOR LIVING CAMPUS ZONE

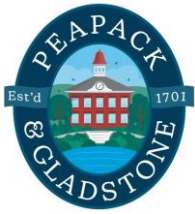
INTRODUCTION OF ORDINANCE 1143-2024 PROVIDING FOR VARIOUS IMPROVEMENTS IN AND BY THE BOROUGH OF PEAPACK AND GLADSTONE, IN THE COUNTY OF SOMERSET, NEW JERSEY, AND APPROPRIATING \$600,000.00 IN THE GENERAL CAPITAL FUND, \$312,560.00 IN THE OPEN SPACE TRUST AND \$253,850.00 IN THE SEWER CAPITAL FUND THEREFORE FROM VARIOUS FUNDS OF THE BOROUGH

INTRODUCTION OF ORDINANCE 1144-2024 AN ORDINANCE APPROPRIATING CERTAIN MONIES HELD BY THE BOROUGH OF PEAPACK & GLADSTONE FOR THE PEAPACK & GLADSTONE BRANCH OF THE SOMERSET COUNTY LIBRARY SYSTEM RENOVATION PROJECT OF \$80,000.00

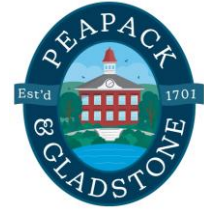
12. RESOLUTIONS

RESOLUTION NO. 94-24 AWARD OF BID FOR THE PEAPACK & GLADSTONE LIBRARY RENOVATIONS TO WESTCRAFT BUILDERS

RESOLUTION NO. 95-24 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 2024



**MAYOR & COUNCIL
THE BOROUGH OF PEAPACK & GLADSTONE,
BOROUGH COUNCIL MEETING AGENDA**



MAY 14, 2024

7:00 PM – REGULAR MEETING

Location: Borough Hall Council Chambers, 1 School St., Peapack, NJ

<https://www.youtube.com/channel/UC438FfqDK6dOgY42KoksqPQ>

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RESOLUTION NO. 96-24 AUTHORIZATION FOR NATHAN HACHEY TO BECOME A JUNIOR FIREMAN OF THE PEAPACK & GLADSTONE VOLUNTEER FIRE DEPARTMENT

RESOLUTION NO. 97-24 RESOLUTION AUTHORIZING THE HIRING OF SEASONAL EMPLOYEES FOR RECREATION'S 2024 SUMMER CAMP AND OTHER SUMMER PROGRAMS

RESOLUTION NO. 98-24 RESOLUTION TO ENTER INTO AN AGREEMENT WITH PRINCETON HYDRO, LLC FOR THE PURPOSE OF PROFESSIONAL SERVICES FOR AN OPERATION AND MAINTENANCE MANAL FOR LIBERTY PARK POND DAM (NJDEP#25-302)

RESOLUTION NO. 99-24 RESOLUTION CALLING FOR THE MODERNIZATION OF THE OPEN PUBLIC RECORDS ACT (OPRA) AND THE SWIFT PASSAGE OF S-2930/A-4045

RESOLUTION NO. 100-24 RESOLUTION AUTHORIZING AWARD OF CONTRACT TO WEATHERPROOFING TECHNOLOGIES, INC. FOR THE BOROUGH OF PEAPACK & GLADSTONE MUNICIPAL BUILDING PHASE I ROOF RESTORATION

RESOLUTION NO. 101-24 RESOLUTION AUTHORIZING THE BOROUGH OF PEAPACK & GLADSTONE FIRE DEPARTMENT TO USE THE 1998 STERLING DUMP TRUCK FOR TRAINING PURPOSES

RESOLUTION NO. 102-24 RESOLUTION IN SUPPORT OF SENATE NO. 725 CONCERNING UNLAWFUL OCCUPANCY OF DWELLINGS AND SUPPLEMENTING TITLE 2C OF THE NEW JERSEY STATUTES OF THE STATE OF NEW JERSEY

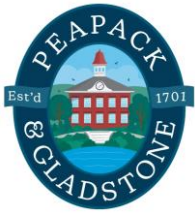
RESOLUTION NO. 103-24 RESOLUTION TO APPROVE THE PURCHASE OF HSL 16-LM TELLURIDE LIGHTS MANUFACTURED BY AURORALIGHT FOR THE REPLACEMENT OF LIGHTS IN LIBERTY PARK

***ADDED RESOLUTION NO. 105-24 RESOLUTION TO APPOINT MATTHEW DILORIO AS SEASONAL TO THE BOROUGH DEPARTMENT OF PUBLIC WORKS LABORER**

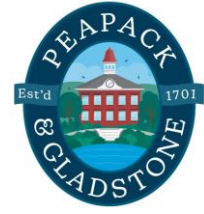
***ADDED RESOLUTION NO. 106-24 RESOLUTION AMENDING THE FUNDING FOR THE PURCHASE OF A DEVELOPMENT RIGHTS EASEMENT UNDER THE MUNICIPAL PLANNING INCENTIVE GRANT PROGRAM OVER BLOCK 6, LOT 3 (SMITH FARM)**

13. BILLS LIST

RESOLUTION NO. 104-24 Approval of Bills as signed and listed on the Bill Payment List Total Amount: \$1,574,990.85



**MAYOR & COUNCIL
THE BOROUGH OF PEAPACK & GLADSTONE,
BOROUGH COUNCIL MEETING AGENDA**



MAY 14, 2024

7:00 PM – REGULAR MEETING

Location: Borough Hall Council Chambers, 1 School St., Peapack, NJ

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14. COUNCIL REPORTS

Mayor Corigliano & Councilman Quartello

Councilwoman Sueta & Councilwoman Weible

Councilman Quartello & Councilman Sweeney

Councilman Quartello & Councilman Silva

Councilman Sweeney & Councilwoman Murphy

Councilman Silva & Councilwoman Weible

Councilwoman Weible & Councilman Silva

Steven K. Warner, Esq,

Nancy Bretzger

Mayor Corigliano

Finance

Sanitation & Sewer

Borough Property

Fire/First Aid Squad

Police

Roads & Transportation

Construction & Zoning

Legal

Administrator's Report

Mayor's Report

15. MAYOR'S EXECUTIVE SUMMARY

16. 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.

17. ADJOURNMENT

**THE REGULAR MEETING OF THE MAYOR & COUNCIL WILL BE HELD ON
THURSDAY, JUNE 6, 2024 AT 7:00PM**

RESOLUTION

BOROUGH OF PEAPACK & GLADSTONE, SOMERSET COUNTY, NEW JERSEY

RESOLUTION NO. 91-24

TITLE: RESOLUTION TO READ THE 2024 BUDGET BY TITLE ONLY

WHEREAS N.J.S.A. 40A:4-8 as amended, provides that the budget shall be read in full at the Public Hearing or that it may be read by its title only if:

1. At least one week prior to the date of the hearing, a complete copy of the approved budget:
 - (a) shall be made available to the public for inspection in the free public library, if any, of the municipality and in the free County libraries or regional libraries located in the municipality, the county or regional library of the county in which the municipality is located, and the public officer delegated responsibility for delivering copies of the approved budget to such library shall forward to the governing body an attestation that such delivery was made, and
 - (b) it is made available to each person requesting same, during said week and during the public hearing.

NOW, THEREFORE, BE IT RESOLVED by the Borough Council of Peapack and Gladstone, Somerset County, State of New Jersey that it is declared that the conditions of N.J.S.A. 40A:4-8 as amended, set forth in subsections 1(a) and 1(b) have been met and therefore the Budget for 2023 shall be read by title only.

Introduced	Seconded	Borough Council	Aye	Nay	Abstain	Absent
		Jamie Murphy				
		Eric L. Quartello				
		Sergio Silva				
		Julie M. 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 MAY 14, 2024.

NANCY A. BRETZGER
BOROUGH CLERK

MARK A. CORIGLIANO
MAYOR

RESOLUTION

BOROUGH OF PEAPACK AND GLADSTONE

RESOLUTION NO. 92-24

TITLE: RESOLUTION FOR CANCELLATION OF CAPITAL APPROVEMENT AUTHORIZATIONS

WHEREAS, the Borough of Peapack & Gladstone did adopt the following Bond Ordinances for the following purposes,

Ord. No.	Purpose	Line #	Adoption Date
992	Resurfacing of Willow Ave	04-215-55-000-0992A	7/23/2013
992	Crosswalk Improvements at Highland Ave	04-215-55-000-0992B	7/23/2013
1021	Milling/Paving of Sections 1&3 Mosle Rd	04-215-55-000-1021	4/12/2016
1028	Milling/Paving Portion of Willow Ave	04-215-55-000-1028	7/19/2016
1041	Various Capital Improvements	04-215-55-000-1041	6/27/2017
1046	Improvements to Liberty Park	04-215-55-000-1046	10/24/2017
1067	Paving of Willow Ave	04-215-55-000-1067	12/18/2018
1075	Paving of Tiger Hill Drive, Louise Court	04-215-55-000-1075	6/25/2019
1090	Liberty Park Improvements	04-215-55-000-1090F	6/9/2020
1113	521G Wheel Loader	04-215-55-000-1113	6/14/2022
1114	Imp of Various Roads, Jonah, Lenape	04-215-55-000-1114A	6/14/2022
1123	Imp of Various Roads Ramapo, Willow	04-215-55-000-1123A	6/13/2023
1123	Ford Mason Dump	04-215-55-000-1123E	6/13/2023
1123	Resurfacing Firehouse Lot	04-215-55-000-1123F	6/13/2023

WHEREAS, all purchases and agreements have been completed and there remains unexpended balances in these Ordinances, and

WHEREAS, it is necessary to formally cancel said balances so that the unexpended balances may be credited to the Capital Surplus Fund, Capital Improvement Fund and Open Space Trust Fund.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Peapack and Gladstone that the following unexpended and dedicated balances of the Current Capital Appropriations be canceled as follows:

Ord. No.	Description	Amount Canceled	Canceled To
992	Resurfacing of Willow Ave	\$ 17.14	Capital Surplus Fund
992	Crosswalk Improvements at Highland Ave	\$ 148.57	Capital Surplus Fund
1021	Milling/Paving of Sections 1&3 Mosle Rd	\$ 10,312.27	Capital Surplus Fund
1028	Milling/Paving Portion of Willow Ave	\$ 279.31	Capital Surplus Fund
1041	Various Capital Improvements	\$ 44,495.03	Capital Surplus Fund

1046	Improvements to Liberty Park	\$ 36,778.43	Capital Improvement Fund
1067	Paving of Willow Ave	\$ 9,519.76	Capital Improvement Fund
1075	Paving of Tiger Hill Drive, Louise Court	\$ 1,867.73	Capital Improvement Fund
1090	Liberty Park Improvements	\$ 1,580.39	Open Space Trust Fund
1113	521G Wheel Loader	\$ 113.28	Capital Improvement Fund
1114	Imp of Various Roads, Jonah, Lenape	\$ 3,190.79	Capital Improvement Fund
1123	Imp of Various Roads Ramapo, Willow	\$ 23,761.62	Capital Improvement Fund
1123	Ford Mason Dump Replace	\$ 539.61	Capital Improvement Fund
1123	Resurfacing Firehouse Lot	\$ 6,075.00	Capital Improvement Fund

The aggregate amount of \$138,678.93, which represents the funded debt authorizations for the bond ordinance listed in the above-referenced chart and made available pursuant to N.J.S.A. 40A:2-39, is hereby cancelled and transferred to the Capital Surplus Fund, Capital Improvement Fund and Open Space Trust Fund for future capital projects.

This Resolution will take effect immediately upon its adoption.

Introduced	Seconded	Borough Council	Aye	Nay	Abstain	Absent
		Jamie Murphy				
		Eric 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 MAY 14, 2024.

NANCY A. BRETZGER
BOROUGH CLERK

MARK A. CORIGLIANO
MAYOR

RESOLUTION

BOROUGH OF PEAPACK AND GLADSTONE, SOMERSET COUNTY, NEW JERSEY

RESOLUTION NO. 93-24

TITLE: RESOLUTION ACCEPTING DONATION OF \$670,000 FROM THE "FRIENDS OF THE PEAPACK-GLADSTONE LIBRARY" FOR THE RENOVATION OF THE BOROUGH OF PEAPACK & GLADSTONE BRANCH OF THE SOMERSET COUNTY LIBRARY SYSTEM

WHEREAS, the "Friends of the Peapack-Gladstone Library" have worked tirelessly to raise funds for the renovation of the Peapack & Gladstone Branch of the Somerset County Library System; and

WHEREAS, the "Friends of the Peapack-Gladstone Library" have raised funds to date in the sum of \$670,000.00; and

WHEREAS, \$30,000.00 of the funds raised to date was donated by the "Friends of the Peapack-Gladstone Library" to the Borough in August of 2023 to fund the work of the Architect to prepare the design and bid package for the renovation project; and

WHEREAS, the additional \$640,000.00 in funds raised to date has been received by the Borough; and

WHEREAS, if the renovation project has not commenced (by way of site preparation if not actual demolition and/or construction) within (12) twelve months of the date of this resolution, the Borough will return the donation of \$640,000.00 to the "Friends of the Peapack-Gladstone Library" unless the "Friends of the Peapack-Gladstone Library" agree to extend the period for commencement of the renovation project; and

WHEREAS, the Borough agrees to indemnify the Friends of the Library and its members against any and all legal actions which may be brought by any entity involved with the Somerset County Library System Peapack & Gladstone Branch renovation project.

NOW, THEREFORE BE IT RESOLVED by the Mayor and Council of the Borough of Peapack & Gladstone, County of Somerset, State of New Jersey that the Borough Administrator accept the donation from the "Friends of the Peapack-Gladstone Library" and hereby authorizes the CFO to deposit the check(s) into the "Friends of the Peapack-Gladstone Library" Trust Account – 12-288-56-300-009 so that the project can be awarded.

BE IT FURTHER RESOLVED, that the Mayor and Council of the Borough of Peapack & Gladstone thanks the "Friends of the Peapack-Gladstone Library" for their extremely generous donation for the renovation of the Peapack & Gladstone Library Branch for the residents of the Borough to enjoy.

Introduced	Seconded	Borough Council	Aye	Nay	Abstain	Absent
		Jamie Murphy				
		Eric 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 MAY 14, 2024.

NANCY A. BRETZGER
BOROUGH CLERK

MARK CORIGLIANO
MAYOR

**BOROUGH OF PEAPACK AND GLADSTONE
SOMERSET COUNTY, NEW JERSEY**

ORDINANCE NO. 1138-2024

AN ORDINANCE AMENDING CHAPTER XII, TITLED “FIRE PROTECTION AND PREVENTION” OF THE REVISED GENERAL ORDINANCES SUBSECTION 12-1.8., TITLED “NON-LIFE HAZARD USES” AND SUBSECTION 12-1.9., TITLED “PERMITS”

WHEREAS, Chapter XII, titled “Fire Protection and Prevention” of the revised general ordinances, Subsection 12-1.8 Titled “Non-Life Hazard Uses” reads;

12-1.8. Non-Life Hazard Uses.

- a. In addition to the registration required by the Uniform Fire Code, the following non-life hazard uses shall register with the Bureau of Fire Protection. These uses shall be inspected on a three (3) year cycle and shall pay fees as set forth below:

Business Use Groups
(Doctors, Lawyers, Accountants, etc.)

B-1	Under 2500 square feet	\$35.00
B-2	2500-4999 square feet	\$45.00
B-3	5000-9999 square feet	\$70.00
B-4	10000 square feet and over	\$125.00
	Factory Use Group	
F-1	Under 5000 square Feet	\$100.00
F-2	5000 square feet and over	\$125.00
	Mercantile Use Groups (Retail Sales)	
M-1	Under 6000 square feet	\$35.00
M-2	6000-11999 square feet	\$70.00
	Storage Use Groups	
S-1	Under 2500 square feet	\$35.00
S-2	2500 square feet and over	\$70.00
	Residential Use Groups	
R-A	(Reserved)	
R-B	3-6 units	\$45.00
R-C	7-12 units	\$60.00
R-D	13-20 units	\$195.00
R-E	Over 20 units	
	Utility Use Groups	
U-1	Under 2500 square feet	\$35.00
U-2	2500 square feet and over	\$70.00

- b. Uses not classified above that are subject to the Uniform Fire Code will be classified as business uses.
- c. Uses required to register with the State as life hazard shall be charged and inspected according to the previous use of the building.
- d. Vacant buildings which create a fire hazard shall be charged and inspected according to the previous use of the building.
- e. R-A Uses shall be inspected and charged a fee only upon sale or change of tenant.
- f. Late Fees: Fees not paid within thirty (30) days will be assessed a penalty in an amount of fifty (50%) percent of the initial fee.

WHEREAS, it is the recommendation of the Mayor and Council that a change be made to the fee schedule.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the Borough of Peapack and Gladstone, in the County of Somerset and State of New Jersey, that Chapter XII, Titled “Fire Protection and Prevention” of the revised general ordinances, Subsection 12-1.8 Titled “Non-Life Hazard Uses” is amended as follows: (Deletions ~~Crossed Out~~; Insertions in **Bold**)

12-1.8 Non-Life Hazard Uses.

- a. In addition to the registration require by the Uniform Fire Code, the follow non-life hazard uses shall register with the Bureau of Fire Protection. These uses shall be inspected on a ~~three (3) year cycle~~ **two (2) year cycle** and shall pay fees as set forth below:

B-1	Under 2500 square feet	\$35.00
B-2	2500-4999 square feet	\$45.00
B-3	5000-9999 square feet	\$70.00
B-4	10000 square feet and over	\$125.00
	Factory Use Group	
F-1	Under 5000 square Feet	\$100.00
F-2	5000 square feet and over	\$125.00
	Mercantile Use Groups (Retail Sales)	
M-1	Under 6000 square feet	\$35.00
M-2	6000-11999 square feet	\$70.00
	Storage Use Groups	
S-1	Under 2500 square feet	\$35.00
S-2	2500 square feet and over	\$70.00
	Residential Use Groups	
R-A	(Reserved)	
R-B	3-6 units	\$45.00
R-C	7-12 units	\$60.00
R-D	13-20 units	\$195.00
R-E	Over 20 units	
	Utility Use Groups	
U-1	Under 2500 square feet	\$35.00
U-2	2500 square feet and over	\$70.00

Businesses up to 2,500 square feet	\$50.00
Businesses 2,501 to 5,000 square feet	\$75.00
Businesses 5,001 to 10,000 square feet	\$100.00
Businesses 10,001 to 20,000 square feet	\$200.00
Business 20,001 to 50,000 square feet	\$300.00
Businesses 50,001 to 100,000 square feet	\$400.00

- b. Late Fees: Fees not paid within thirty (30) days will be assessed a penalty in an amount of fifty (50%) percent of the initial fee.

WHEREAS, Chapter XII, Titled “Fire Protection and Prevention” of the revised general ordinances, Subsection 12-1.9 Titled “Permits” reads:

12-1.9. Permits

- a. The application fees for the permits listed in the N.J.A.C. 5:50-2.7a shall be proved by State regulation.
- b. The cost for the issuance of a Certificate of Fire Code Status shall be thirty-five (\$35.00) dollars.
- c. The application fees for one- and two-family certificates of smoke detector, carbon monoxide alarm and fire extinguisher compliance as required by N.J.A.C. 5:70-2.3 shall be provided by State regulation as per New Jersey Uniform Fire Code.

WHEREAS, it is the recommendation of the Mayor and Council that a change be made to the cost of the issuance of a Certificate of Fire Code Status.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the Borough of Peapack and Gladstone, in the County of Somerset and State of New Jersey, that Chapter XII, titled “Fire Protection and Prevention” of the revised general ordinances, Subsection 12-1.9 Titled “Permits” is amended as follows: (Deletions ~~Crossed Out~~; Insertions in **Bold**)

12-1.9. Permits

- a. The application fees for the permits listed in the N.J.A.C. 5:50-2.7a shall be proved by State regulation.
- b. The cost for the issuance of a Certificate of Fire Code Status shall be ~~thirty five (\$35.00) dollars~~ **fifty (\$50.00) dollars**.
- c. The application fees for one- and two-family certificates of smoke detector, carbon monoxide alarm and fire extinguisher compliance as required by N.J.A.C. 5:70-2.3 shall be provided by State regulation as per New Jersey Uniform Fire Code.

ORDINANCE NO. 1138-2024

Introduced: April 16, 2024

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

Adopted:

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

ATTEST:

NANCY A. BRETZGER
BOROUGH CLERK

MARK A. CORIGLIANO
MAYOR

EXPLANATION: This ordinance amends and supplements Chapter 4, Police Regulations, of Municipal Code of the Borough of Peapack and Gladstone to add a new section 4-9 entitled “Resident Safety and Protection” to prohibit knowingly trespassing for the purpose of committing a crime, including tampering with or committing the theft or unlawful taking of a motor vehicle, breaking and entering, burglary, and home invasion. The Borough Council, in adopting and enacting this ordinance, explicitly recognizes the broad authority of municipalities to legislate in the areas of public health, safety and welfare in the interest of local inhabitants. See N.J. Const. art. IV, § 7, ¶ 11; N.J.S.A. 40:48-1 and 48-2.

**BOROUGH OF PEAPACK AND GLADSTONE
SOMERSET, NJ**

ORDINANCE NO. 1139-2024

AN ORDINANCE AMENDING CHAPTER 4, POLICE REGULATIONS, OF THE REVISED GENERAL ORDINANCES OF THE BOROUGH OF PEAPACK AND GLADSTONE, TO ADD A NEW SECTION 4-9 ENTITLED “RESIDENT SAFETY AND PROTECTION”

WHEREAS, pursuant to N.J.S.A. 40:48-1 et seq., the Borough Council of the Borough of Peapack and Gladstone is authorized under State law to establish ordinances to preserve the public peace and order; and

WHEREAS, the Borough of Peapack and Gladstone and the communities of the Somerset Hills have seen a disturbing surge in motor vehicle thefts, burglaries, and home invasions; and

WHEREAS, the Borough Council seeks to adopt the within ordinance to enhance safety and help protect our residents from property, personal, and violent crimes.

NOW, THEREFORE, BE IT ORDAINED by the Borough Council of the Borough of Peapack and Gladstone, as follows:

SECTION 1. That Chapter 4 of the Municipal Code, Police Regulations, shall be amended and supplemented to add a new section 4-9 as follows: (new text is in double underline; deletions are ~~stricken~~):

§4-9 Resident Safety and Protection

§4-9.1 Purpose and Scope

The purpose of this ordinance is to protect the health, safety, security, and welfare of the residents of the Borough of Peapack & Gladstone by establishing certain provisions that are intended to deter trespassing and other criminal and intentional activities related to the invasion of homes, the theft of personal property including motor vehicles, and other violent crimes.

§4-9.2 Motor Vehicle Protection

- (a) It shall be illegal and a violation of this ordinance for a person to knowingly enter or remain on any private driveway, private parking lot or other location on private property in the presence of a stationary motor vehicle, knowing that they are not licensed or privileged to enter or remain on said property, and commit any of the following acts:
- (1) pull a door handle or take any action in an attempt to open or unlock a motor vehicle that the person does not own or have license or privilege to possess or use; or
 - (2) possess an electronic device that is capable of determining if an electronic key is located inside a motor vehicle.
- (b) It shall be illegal and a violation of this ordinance for a person to knowingly be present inside of a motor vehicle if another occupant of the motor vehicle committed a violation of subsection (a) prior to their entry into the motor vehicle.

§4-9.3 Residence Protection

- (a) It shall be illegal and a violation of this ordinance for a person to knowingly enter or remain on any private property that they are not licensed or privileged to enter or remain on, and commit any of the following acts:
- (1) pull a door handle, turn a doorknob, or take any action in an attempt to open, unlock, or gain entry into a house, apartment, garage, or other structure that the person does not own or have license or privilege to enter or remain in; or
 - (2) enter any house, apartment, garage, or other structure that the person does not own or have license or privilege to enter or remain in.
- (b) It shall be illegal and a violation of this ordinance for a person to knowingly be present inside of any house, apartment, garage, or other structure if another occupant committed a violation of subsection (a) prior to their entry into the house, apartment, garage, or other structure.
- (c) It shall be illegal and a violation of this ordinance for a person to knowingly be present inside of a motor vehicle if another occupant of the motor vehicle committed a violation of subsection (a) prior to their entry into the motor vehicle.

§4-9.4 Penalties

- (a) A violation of the provisions of this section shall, upon conviction thereof, be punishable by a fine of not more than two-thousand dollars (\$2,000.00) or by imprisonment for a term not to exceed ninety (90) days, or by both such fine and imprisonment, or by a period of community service not to exceed ninety (90) days at the discretion of the judge. Notwithstanding the foregoing, the minimum penalty shall be a fine of one-thousand

dollars (\$1,000.00) for the first offense and two-thousand dollars (\$2,000.00) for each subsequent offense.

(b) Each act that constitutes a violation of this ordinance shall be considered a separate and distinct act that constitutes its own violation.

SECTION 2. SEVERABILITY. If any paragraph, section, subsection, sentence, sentence clause, phrase or portion of this ordinance is for any reason held invalid or unconstitutional by any Court or administrative agency of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision of such holding shall not affect the validity of the remaining paragraphs or sections hereof.

SECTION 3. INCONSISTENCY. All ordinances or parts of ordinances inconsistent with this Ordinance are hereby repealed to the extent of such inconsistency.

SECTION 4. EFFECTIVE DATE. This ordinance shall take effect upon final passage and publication according to law.

BE IT FURTHER ORDAINED, this Ordinance shall take effect immediately upon final passage and publication according to law.

Introduced: April 16, 2024

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

Adopted:

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

ATTEST:

NANCY BRETZGER
CLERK

MARK CORIGLIANO
MAYOR

**BOROUGH OF PEAPACK AND GLADSTONE
SOMERSET COUNTY, NEW JERSEY**

ORDINANCE NO. 1141-2024

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

BE IT ORDAINED by the Mayor and Council of the Borough of Peapack & Gladstone, County of Somerset and State of New Jersey, as follows:

- The minimum and maximum annual salaries, wages or compensation to be paid to the following officers and employees of the Borough of Peapack & Gladstone shall be fixed and determined from time to time by resolution of the Borough Council of the Borough of Peapack & Gladstone at amounts, or rates, not to exceed the respective amounts or rates hereinafter set forth:

Mayor	\$3,500	
Borough Council Member	\$2,000	
	<u>Minimum</u>	<u>Maximum</u>
Clerk/Administrative		
Borough Administrator	\$8,000	\$100,000
Assistant Administrator	\$60,000	\$75,000
Borough Clerk	\$29,000	\$100,000
Borough Registrar	\$1,240	\$1,400
Tax Assessment Search Officer	\$1,000	\$2,500
Deputy Borough Clerk	\$18,200	\$65,000
Deputy Borough Registrar	\$1,240	\$2,000
Assist to Clerk/Administrator (P/T)	\$20.00/hr	\$30.00/hr
Administrative Assistant	\$20,000	\$50,000
Recycle Coordinator	\$1,000	\$5,000
Qualified Purchasing Agent	\$3,000	\$10,000
IT Coordinator	\$2,500	\$3,500
Finance/Revenue		
Chief Financial Officer/Treasurer	\$21,000	\$35,000
Assistant to the Chief Financial Officer	\$10,000	\$60,000
Deputy Treasurer	\$1,200	\$20,000
Assistant Treasurer	\$5,000	\$20,000

Collector of Taxes	\$11,000	\$60,000
Assistant Collector of Taxes	\$2,424	\$2,733
Deputy Collector	\$1,200	\$20,000
Tax Search Officer	\$1,300	\$5,000
Public Utility Clerk	\$4,200	\$10,000
Assistant Public Utilities Clerk	\$2,000	\$4,000
Deputy Public Utilities Clerk	\$2,000	\$9,000
Purchasing Clerk	\$2,500	\$25,000
Purchasing Agent	\$5,000	\$10,000
Payroll Clerk	\$2,000	\$25,000
Escrow Coordinator	\$750	\$1,500
Assessor		
Assessor of Taxes		
Secretary to the Assessor (Full Time)	\$5,000	\$40,000
Secretary to the Assessor (Part Time)	\$1,500	\$6,000
Secretary to the Assessor (Part Time)	\$13 per hour	\$30 per hour/\$9,000 max per year
Construction		
Construction Official	\$10,000	\$50,000
Building Sub-Code Official	\$6,000	\$10,000
Fire Protection Sub-Code Official	\$35.00 per hour	\$45.00 per hour
Fire Prevention Official	\$35.00 per hour	\$45.00 per hour
Fire Inspector	\$10 per session	\$30 per session/\$1,000 max per year
Plumbing Sub-Code Official	\$4,200	\$15,000
Electrical Sub-Code Official	\$45.00/hr	\$55.00/hr
Building Inspector	\$13 per hour	\$30 per hour
Construction Secretary (Full Time)	\$30,000	\$50,000
Construction Secretary (Part Time)	\$13 per hour	\$30 per hour/\$18,500 max per year
Zoning		
Zoning Officer	\$5,500	\$15,000
Deputy Zoning Officer	\$2,500	\$10,000
Rental Inspector	\$20 per hour	\$40 per hour
Land Use Board		
Land Use Board Clerk	\$13 per hour	\$35 per hour/8,500 max per year

Department of Public Works

Public Works Manager	\$48,000	\$100,000
Assistant Superintendent	\$30,000	\$80,000
Front Line Supervisor	\$50,000	\$75,000
Safety Director	\$1,000	\$5,000
Municipal Building Manager	\$25,000	\$55,000
Public Works Employees	\$38,000	\$55,000
Mechanic	\$5,000	\$65,000
Equipment Operator	\$38,000	\$60,000
Part-Time Laborer (Seasonal)	\$10 per hour	\$20 per hour/\$12,500 max per year
Part-Time (As needed Basis Snow plow Carpenter)	\$15.00 per hour	\$35.00 per hour
DPW Secretary	\$25,000	\$45,000
Assistant Complex Custodian	\$13 per hour	\$25 per hour/\$27,000 max per year

Police Department

Chief of Police	\$50,000	\$150,000
Officer-In-Charge	\$1,000	\$10,000
Police Secretary	\$17,000	\$50,000
Matron	\$13 per hour	\$50 per hour/\$1,000 max per year
Class II Special Police	\$18 per hour	\$30 per hour/\$24,000 max per year

Emergency Management

OEM Coordinator	\$600	\$1,000
Deputy OEM Coordinator	\$300	\$600

Fire Department (Allowances-Annually)

Chief		\$1,045.00
Deputy Chief		\$924.00
Assistant Chief		\$693.00
Captain		\$418.00
Head Driver		\$418.00
Treasurer		\$418.00
President		\$418.00
Vice-President		\$418.00
Secretary		\$418.00

Recreation

Recreation Director	\$15,000	\$40,000
Recreation Coordinator	\$20 per hour	\$40 per hour
General Clerk/Secretarial	\$13 per hour	\$20 per hour

Additional annual compensation to be paid to employees of the Department of Public Works (other than the Public Works Manager, Assistant Superintendent and Front-Line Supervisor of Public Works) who possess license issued by the Department of Environmental Protection as follows:

Class S-3	\$385
Class S-2	\$298
Class S-1	\$210
Class C-1	\$210
Class C-2	\$298
Class C-3	\$385

Employees who hold the title of Municipal Building Manager, who possess a license issued by the Department of Labor, Mechanical and Inspection Bureau, shall receive annually the additional compensation set forth below:

Black Seal License	\$235
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This Ordinance shall take effect upon publication following final adoption as provided by law.

Introduced: April 16, 2024

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

ORDINANCE NO. 1141-2024

Adopted:

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

ATTEST:

NANCY A. BRETZGER, RMC
CLERK

MARK A. CORIGLIANO
MAYOR

**BOROUGH OF PEAPACK AND GLADSTONE
SOMERSET COUNTY, NEW JERSEY**

ORDINANCE NO. 1142-2024

AN ORDINANCE TO AMEND CHAPTER XXIII, “LAND DEVELOPMENT ORDINANCE” OF THE REVISED GENERAL ORDINANCES OF THE BOROUGH OF PEAPACK AND GLADSTONE CREATING THE SENIOR LIVING CAMPUS ZONE

WHEREAS, Pfizer Inc., has long maintained a research and office campus within the Borough located at 100 Route US-206. This facility sits on 148 acres, employs over 1,200 persons and pays over \$1.5 million annually in local taxes representing 9% of the Borough’s tax revenue; and

WHEREAS, in October of 2023 Pfizer announced it would be closing this facility permanently along with other facilities due to slumping pharmaceutical sales; and

WHEREAS, the loss of the Pfizer office and laboratory research facility requires that the campus be repurposed to address the void left by Pfizer’s closure; and

WHEREAS, the Borough believes that the campus is well suited to be repurposed to include, among other things as described herein, to a senior housing campus with multifamily units and townhomes limited to 55 and over, assisted living facility, an on-site extended stay hotel, medical arts facility and commercial space, including restaurants and retail for the benefit of residents and visitors, various site amenities, including property reserved for open space and trails, and other ancillary and incidental uses; and

WHEREAS, in consideration of the above and in accordance with the requirements of N.J.S.A. 40:55D-1 et. seq., the Borough Land Use Board adopted, on March 6, 2024, a Master Plan Land Use Element Amendment prepared by Burgis Associates entitled “Master Plan Land Use Element Amendment-Pfizer Campus Development” dated February 22, 2024.

NOW THEREFORE BE IT ORDAINED by the Governing Body of the Borough of Peapack and Gladstone, Somerset County, New Jersey that it does hereby amend and supplement the Zoning Ordinance of the Borough as follows:

Note: deletions of existing ordinance requirements are indicated by ~~strikeout~~ where new sections are indicated by ***bold italics***.

SECTION 1. Article IV §23-38.1 Establishment of Zones is hereby amended and supplemented as follows:

SLC Senior Living Campus Zone

SECTION 2. Article IV §23-38.2 Zoning Map is hereby amended and supplemented as follows:

Block 20, Lots 7, 8, 9, 9.01, 10 and 15 are hereby rezoned from ORL, to SLC.

SECTION 3. Article IV, Zoning is hereby amended to add §23-39.3, Senior Living Campus Zone:

§23-39.3 Senior Living Campus Zone (New Section)

a. Purpose. The purpose of this zoning district is to permit the adaptive reuse of the former Pfizer Campus, previously occupied by the Pfizer Pharmaceutical Corporation as an office, research and laboratory facility, into a campus that will provide senior housing (in the form of multifamily units and townhome units, senior assisted living facilities, medical arts buildings, extended stay hotel, commercial uses and other principal uses and accessory uses as described herein within the SLC Zone. Given the scope of the SLC Zone, it is intended that development of the SLC Zone (and approvals granted pursuant to this ordinance) will occur in multiple phases.

b. Principal permitted uses.

- 1. Senior Multifamily Residential Development (including rental apartments, for-sale condominiums, and townhomes) constructed solely for senior occupants hereby defined as those adults that are 55 years of age or older subject to occupancy limitations as set forth in this ordinance. Residential development at the site may also include special needs housing (as permitted and defined under the Uniform Housing Affordability Controls) and/or a group home subject to the same age restrictions set forth in this Section.***
- 2. Senior assisted living or continuum care facilities, including but not limited to acute care facilities, memory care facilities, independent living facilities.***
- 3. Medical Arts Building limited to small-scale general or specialty practices herein defined as a medical or dental practice offering medical or dental services on an outpatient basis. Each such practice shall include a total of no more than the full-time equivalent of three principal health care providers and two other medical or dental professionals, exclusive of administrative or clerical staff, providing services on the premises. A medical or dental office***

may also contain associated in-house ancillary services such as in-house diagnostic testing facilities, medical counseling services, and similar services which are customarily included in connection with such principal uses.

- 4. Extended Stay Hotel, including conference center, conference rooms, restaurants and/or banquet halls, and retail uses which are customarily included in connection with a Hotel. Any such restaurant or banquet hall shall be permitted to include space to service patrons consuming alcoholic beverages, to the extent such facility is or will be in possession of a liquor license. Agreements for occupancy at an Extended Stay Hotel shall be limited to a maximum term of nine (9) months pursuant to a license agreement. No lease agreement will be permitted. There shall be no minimum term for occupancy.*
- 5. Commercial uses, including a market, convenience store, small restaurant or other businesses that directly support the residential community. The foregoing shall include a Pub, Café, private dining or brasserie. An outdoor dining area associated with a food service use shall be permitted provided it is in an enclosed space (i.e., surrounded by a small fence, landscaping boxes, or similar enclosures customarily used for outdoor dining) and appropriately screened. The total square footage of commercial uses shall be limited to 12,500 square feet; it being understood that the square footage associated with other principal uses and/or accessory uses permitted hereunder shall not count toward such square footage maximum cap. By way of example, and not of limitation, the foregoing uses shall not be included within the 12,500 square foot limit: clubhouses, assisted living facilities or similar uses, extended stay hotels, restaurants, conference centers or banquet facilities included in an extended stay hotel, solar arrays, or other accessory uses incidental to a principal use as noted below.*
- 6. Solar array limited to its present footprint and location on Block20, Lot 9 with the expressed purpose of providing electric energy to the SLC and other areas within the Borough.*
- 7. Multiple permitted uses shall be permitted on a single lot and may occupy a single building or can be developed as separate structures within the SLC Zone.*

c. Prohibited uses. Any use not specifically permitted herein is prohibited.

d. Accessory Uses. Any use which is ordinarily subordinate and customarily incidental to the principal permitted uses including but not limited to residential amenities,

including clubhouses, pools, gyms, fitness facilities, spas, lounges, rooftop decks, walking trails, tennis courts, pickleball courts, bocce courts, recreational facilities, community rooms, outdoor barbecues and eating areas, decks, patios and similar site improvements. Without limiting the generality of the foregoing, accessory uses shall also include:

- 1. Roof-top mounted structures for heating, cooling, ventilation, hot water, elevators, or generation of electricity through renewable energy sources;*
- 2. Dining facilities associated with the hotel and conference facilities and/or assisted living facilities;*
- 3. Retail uses associated with the hotel and conference facilities;*
- 4. Courtyard*
- 5. Club Room venue and fitness center for classes & activities*
- 6. Medical care center, on-site physicians, & medication administration*
- 7. Hair salon*
- 8. Wellness consultants and lifestyle curators*
- 9. Emergency response technology*
- 10. Library and lounge(s)*
- 11. Housekeeping, concierge, and daily living assistance*
- 12. Resident transportation*
- 13. Pet friendly facilities such as dog runs and dog washes*
- 14. Indoor heated pool or Outdoor Pools and associated storage areas.*
- 15. Rooftop decks or gardens*
- 16. Movie theater room*
- 17. Sanctuary/Meditation center*
- 18. Art studio*
- 19. Parking areas*
- 20. Signs as permitted by ordinance*
- 21. Storage areas for residential occupants in the SLC Zone*
- 22. Mechanical areas*
- 23. Detention Basins, infiltration basins, swales, we ponds, and constructed stormwater wetlands that handle stormwater management; * and*
- 24. Other site improvements which are customary and incidental to the principal uses permitted herein.*

e. Low and Moderate-Income Housing Requirements.

- 1. There shall be a mandatory set aside of 20% of residential units as applied to the residential portion of the SLC regardless of whether for rental or for sale. Of the 20% mandatory set aside set forth above, not more than fifteen (15) of such units may be satisfied by the development of special needs age restricted beds (which shall have the meaning set forth in the Uniform Housing Affordability Controls (UHAC) regulations. It being understood that such beds shall be credited against any other affordable housing unit requirement applicable to the SLC Zone's residential portion on a one to one basis, as permitted by UHAC.**
 - 2. Notwithstanding the foregoing, the set aside applicable to an assisted living facility shall be subject to only a 10% affordable housing set aside as required by N.J.A.C. 5-93-5.16a**
 - 3. Residential development, as permitted by this section, shall comply with all provisions of Chapter XXIII, Article IX titled "Affordable Housing."**
 - 4. The required set aside may be satisfied by the inclusion of multi-story residential buildings, garden style apartments, ~~group homes~~ or any other use permitted hereunder.**
- f. Area and setback requirements shall be as follows, which shall be applied on the basis of the larger of (1) the existing lots as of the adoption of this ordinance, or (2) lots created subsequent to the date hereof as a result of lot consolidations, without regard to any future subdivision affecting the property within the SLC Zone. For the avoidance of doubt, future subdivisions of the Property are permitted without regard to the minimum lot area or other bulk requirements set forth herein. Any application for preliminary and/or final site plan approval submitted under this ordinance which either (i) also includes a subdivision, or (ii) succeeds a previously approved subdivision, shall include the boundary lines of the lots in existence as of the date of adoption of this ordinance for purposes of determining whether the proposed site plan complies with the bulk requirements set forth herein.**
- 1. Minimum tract area for development application (acres): 50**
 - 2. Minimum setbacks from boundaries of the SLC Zone, applicable regardless of whether same constitutes a front yard, rear yard, side yard or otherwise (feet):**

(a) ***Abutting an industrial zone (as of the date of adoption of this ordinance): 50 feet***

(b) ***All other yards: 100 feet***

3. Impervious Coverage Limitation. 50%

4. Building Height. Building height shall be regulated as follows:

(a) ***“Building height” shall mean the vertical distance from average finished grade of the building or structure to the level of the highest point of the building (or in the case of a pitched or gable roof, the mid-point between the eave and ridge of such roof), but not including Rooftop Appurtenances.***

(b) ***“Rooftop Appurtenances” means the visible, functional or ornamental objects accessory to and part of a building’s roof-top, including, but not limited to, chimneys, parapets or other ornamental features, elevator equipment, mechanical utility equipment, and any associated screening or enclosures.***

(c) ***“Story” means that portion of a building included between the surface of any floor and the surface of the floor next above it, or if there is no floor above it, then the space between the floor and the ceiling next above it; provided that (1) any Story that is at least 45% below finished grade, measured according to the portion of its floor-to-ceiling height that is below finished grade shall not be considered a Story, and (2) attics, inaccessible space, or space not otherwise intended for human occupancy, shall not be considered a Story as well as ground level or subterranean space utilized solely for parking, ingress and egress, shall not be considered a story.***

(d) ***Maximum number stories and building height:***

i. Residential: 3 Stories/ 45 feet

ii. Extended Stay Hotel/Commercial: 3 Stories/45 feet

iii. Assisted Living: 3 Stories/ 45 feet

(e) Height Exception.

- i. Existing buildings within the SLC Zone that are repurposed to uses as permitted by this section may maintain existing building heights but may not be expanded in height. The addition of parapets or other ornamental features, elevator equipment, mechanical utility equipment, and any associated screening or enclosures or rooftop decks shall not be considered an expansion of existing building height subject to the requirements pursuant to subsection f.4.ii.**
- ii. The height limit shall not apply to roof-mounted heating, air-conditioning units or mechanical, electrical, and plumbing equipment, except such equipment shall not exceed a maximum height of 10 feet and shall not occupy more than 25% of the roof area. and be screened by a wall, cover or by other means, and such screening shall be in keeping with the architectural motif of the building.**

g. Supplemental Regulations.

1. Maximum number of residential units. The maximum number of allowable residential units shall not exceed the following:

- (a) Residential senior housing development: 200 total units.**
- (b) Assisted Living Units and/or Hotel Units: Total number in combination of units shall not exceed 230 total units (which may be allocated among the foregoing uses in the discretion of applicants). Notwithstanding the total number of units set forth above, in no event shall the SLC Zone include more than 195 assisted living units, or 130 Hotel Units.**

2. Occupancy limitations.

- (a) The occupancy of any residential unit shall be limited either, by deed if for sale or by lease if rental, to occupancy by adults where at least one adult is age 55 or older, and no one in the household is less than 19 years of age.**
- (b) Any change in occupancy of a residential unit shall create a new tenancy and the age restriction set forth in subsection g.2(a) above shall be incorporated into any title or lease associated with the unit.**

3. Parking.

(a) Residential Parking: In accordance with Residential Site Improvement Standards (RSIS).

(b) Assisted Living Facility: In accordance with Residential Site Improvement Standards (RSIS).

(c) Nonresidential:

i. Restaurant: 1 space per 4 seats

ii. Conference Center: 1 space per 400 square feet

iii. Medical arts building: 1 space per 200 square feet

iv. Convenience Store 1 space per 250 square feet

v. Extended Stay Hotel: 1 space per unit plus 1 parking space per employee on a maximum shift.

(d) Except as otherwise set forth herein, Parking and circulation shall comply with Land Development, Article V, Site Plan and Subdivision Standards enumerated in §23-46.12 as applicable. Parking spaces measuring 9'x18' shall be permitted and satisfy the requirements hereunder.

(e) Electric Vehicle Supply/Service Equipment. Electric Vehicle Supply/Service Equipment (EVSE) shall be incorporated in any development within the SLC Zone pursuant to New Jersey P.L. 2021, c.171. Same shall be for the exclusive use of residents and other users of the principal uses, and not the general public.

4. Buffer Requirements. A natural vegetated buffer equal to the distance of the applicable setback requirement as set forth herein, shall be required to be maintained at all times along the perimeter of the SLC Zone, other than areas located within the public right-of-way or other easement areas, (i.e., the perimeter of the aggregate plot of land comprising the SLC Zone, and not individual lots within the SLC Zone). The buffer may include naturally occurring vegetation, as well as hedges, row trees, berms or similar landscaping installed by developer.

- (a) No disturbance or use is permitted to the buffer area with the exception of access roads, walking paths or trails and similar passive recreation uses, underground infrastructure, landscaping, hardscape (including retaining walls, fencing, ornamental walls, and the like), signs as may otherwise be permitted by this Ordinance or other Borough Ordinances, or required maintenance to the foregoing or the buffer area.*
- (b) Any disturbance to buffer areas as permitted by subsection 4.(a) above shall be restored subject to the review and approval of the Borough Land Use Board.*

5. Landscape Requirements.

- a) Landscaping shall be provided to promote a desirable visual environment, to accentuate building design, define entranceways, screen parking areas, mitigate adverse visual impacts and provide windbreaks for winter winds and summer cooling for buildings, and enhance buffer areas. The impact of any proposed landscaping plan at various time intervals shall be considered. Plants and other landscaping materials shall be selected in terms of aesthetic and functional considerations. The landscape design shall create visual diversity and contrast through variation in size, shape, texture and color. The selection of plants in terms of susceptibility to disease and insect damage, wind and ice damage, habitat (wet- site, drought, sun and shade tolerance), soil conditions, growth rate, longevity; root pattern, maintenance requirements, etc., shall be considered. Consideration shall be given to accenting site entrances and unique areas with special landscaping treatment. Flowerbed displays are encouraged.*
- b) Landscaped islands shall be at least six feet in width to accommodate plantings.*
- c) Landscaping within sight triangles shall not exceed a mature height of 30 inches. Shade trees shall be pruned up to an 8-foot branching height above grade.*

- d) All areas that are not improved with buildings, structures and other man-made improvements are encouraged to be forested, left in their natural state, or landscaped with trees, shrubs, street furniture, sculpture or other design amenities. The foregoing shall not prohibit open space (including a forest or space left in its natural state), which is encouraged to be included in the SLC Zone.*
- e) Shade trees shall be a minimum 2.5 to 3-inch caliper with a canopy height of at least the minimum American Nursery and Landscape Association Standards for this caliper.*
- f) Ornamental Trees shall be installed at a minimum size of 6 feet in height.*
- g) Shrubs shall be planted at a minimum size of 18 to 24 inches.*
- h) All plant material shall meet the minimum latest American Nursery and Landscape Association Standards.*
- i) Irrigation shall be provided for all lawn areas in a manner appropriate for the specific plant species.*
- j) A growth guarantee of one growing season shall be provided and all dead or dying plants within that period shall be replaced by the applicant, as required, to maintain the integrity of the site plan.*
- k) Landscape Plantings. All plant materials are to be indigenous to the region herein defined as the Somerset County region but in no event shall the plant materials be comprised of less than 50 percent indigenous species. Invasive plant species shall not be permitted.*
- l) Landscaping shall be a condition of any approval and shall be maintained in perpetuity. The perpetual maintenance obligation shall not require that landscaping be replaced with identical species types, but shall allow for substitution with like-kind landscaping. An applicant shall be permitted to upgrade, replace, add or otherwise alter landscaping set forth in any approved plan, so long as the same*

is reasonably consistent with that which was approved in the site plan application. Any replacement of plant species shall comply with the requirements of subsection 5.(k) above

6. Lighting.

- a) All lighting fixtures and foot-candle standards for parking areas and recreation facilities shall be consistent with the standards outlined by the Illuminating Engineering Society of North America (IESNA).*
- b) A lighting plan prepared by a qualified professional shall be provided with site plan applications.*
- c) The intensity, shielding, direction and reflecting of lighting shall be subject to site plan approval by the Borough Engineer and Land Use Board.*
- d) All parking areas, walkways, building entrances, and driveways required for uses in this zone shall be adequately illuminated during the hours of operation that occur after sunset.*
- e) Lighting shall be shielded so as to prevent glare from adversely impacting surrounding properties.*

7. Signage.

- a) Signage shall be in accordance with Article IV, Zoning §23-40.17 and Attachment 2 of the Land Development Code, except as modified herein. Notwithstanding the lack of reference to the SLC Zone therein, all signage permitted by Attachment 2 to Chapter 23 (the “Sign Zone Specification Table”) which are applicable to the uses permitted hereunder shall be permitted in the SLC Zone.*
- b) Freestanding Signage*
 - i. Electric Vehicle Charging Stations for public use shall be permitted one freestanding sign subject to compliance with Article IV, Zoning §23-40.17 and Attachment 2 of the Land Development Code as enumerated in this section. Notwithstanding the foregoing, the minimum setback required*

for such freestanding sign shall be 10 feet.

- ii. A property sign, identifying the property address, shall be permitted subject to compliance with Article IV, Zoning §23-40.17 and Attachment 2 of the Land Development Code as enumerated in this section. Notwithstanding the foregoing, the minimum setback required for such freestanding sign shall be 10 feet.*

c) Wayfinding Signage

- i. In order to promote the safe and efficient circulation of vehicles and pedestrians within the SLC Zone, development within the SLC Zone shall permit wayfinding signage throughout the tract in the discretion of applicants, subject to the reasonable approval of the Board Engineer.*

d) Permitted signs are as follows:

- i. Residential uses: Townhouses and multi-family residential uses are permitted ground identification signs and/or monument signs at entrances to a community which shall not exceed 36 square feet in area nor shall be greater than six feet above grade.*
- ii. Mixed use: For a mixed-use development, the sign requirements for each component use as provided herein shall be calculated separately*
- iii. Hospitality/lodging uses: The permitted signs for hospital/lodging uses shall be the same as for retail uses.*

e) Office uses as follows:

- i. Wall signs: Office uses are permitted one wall sign per street frontage; Permitted Wall Sign Dimensions for Office Uses. No walls signs are permitted above the roofline. Walls signs may be internally lit raised letters with concealed ballast, back-lit raised letters with concealed ballast, signage board with gooseneck lighting, or individual cut letters with gooseneck lighting.*

- ii. Ground signs: Office uses are permitted one ground sign. The maximum sign area shall be 48 square feet. The maximum sign height shall be six feet above grade. If lighted, the sign shall be lit by direct, external light sources, internally illuminated letters/logos, or back-lit raised letters/logos. Ground signs shall be constructed so that no void is present between the sign and the ground; and**
 - iii. Directory signs: Office structures having more than two tenants may have tenants' names aggregated into one directory sign located at or near the main entrance into the building and be either attached to the building or be freestanding. Directory signs shall not be more than 10 feet from the entrance to the buildings provided the resulting directory sign does not exceed two square feet per business or 32 square feet in aggregate, whichever is less.**
- f) Retail Uses as follows:**
- i. Retail uses are permitted one wall sign per street frontage; Wall signs shall be located between the top line of display windows or doors on the first floor, and the bottom line of the second-floor windows, roof, or cornice above, in an area that is uninterrupted by windows, architectural details, or openings. Wall signs shall not project beyond the roof or sides of the building. No sign shall project more than 15 inches from the wall of any building**
 - ii. Retail window signs are permitted provided that the aggregate sign area of window signs shall not exceed 15 percent of the glazed area of the ground-floor retail window in which the sign is placed. Retail window signs shall be affixed flush with or inside the glazing, and letters and graphics may only be opaque. No portion of any retail window sign shall be located higher than 15 feet above grade.**
 - iii. Temporary window signs shall be permitted to be displayed on or inside the glazed portion of ground-floor retail windows. No such sign shall be permitted on solid portions of facades**

- iv. *Retail uses are permitted one awning sign. No sign shall be placed on any portion of an awning except the valance. The sign area shall be less than 30 percent of the surface area of the valance. Such sign copy may be non-illuminated or indirectly illuminated.*

g) Temporary Signs

- i. *Future development signs: In conjunction with site plan approval, a temporary sign is permitted indicating the future development of the property under construction or alteration.*
 - ii. *Temporary signs announcing the future opening of a use permitted hereunder shall be permitted, provided the sign not exceed 100 square feet nor shall any portion of the sign be greater than eight feet in height or closer than 10 feet to any property line.*
 - iii. *Sale or rental signs: Temporary signs shall be permitted advertising the sale or rental of the premises upon which said sign has been erected. The foregoing shall include freestanding signage, feather flags, and signs designating parking spaces for prospective future residents. Sale and rental signs shall not be permitted to be neon or flashing lighted signage.*
- 8. Refuse and recycling shall be located interior to a building or, alternatively, if located outside, the refuse area shall be appropriately screened by decorative masonry wall and/or fencing consistent with the type of building materials used within the development not to exceed six feet.**
- 9. Rooftop utilities, including mechanical, electrical, and plumbing equipment, and HVAC units, are permitted as set forth elsewhere in this ordinance, but shall be shielded from public view with appropriate screening that complements the character of the buildings architecture. Private residential balconies shall be permitted but shall not exceed a maximum depth of six (6) feet beyond the building façade nor encroach within a required setback. Notwithstanding the foregoing, ground level private and common courtyards**

shall not be subject to these requirements and may be permitted within the required setback provided the encroachment is screened or landscaped.

10. Rooftop terrace space may be used as an outdoor amenity provided such use is screened or otherwise not visible to the neighboring properties and the hours of operations are limited to the hours of 8:00 a.m. to 11:00 p.m. daily.

11. Architecture compatibility. Any proposed new construction shall incorporate architectural features that are compatible in design and color to existing campus buildings that are maintained within the complex.

12. Dedication of Open Space. Pursuant to the Master Plan Land Use Element of the Borough, any development of the SCL Zone shall require a dedication of open space to the Borough as detailed in the amendment document entitled "Master Plan Land Use Element Amendment-Pfizer Campus Development," prepared by Burgis Associates, dated February 22, 2024, and adopted by the Land Use Board on March 6, 2024.

13. Solar Array. The existing solar array situated on Block 20, Lot 9 shall be maintained and continued for the sole benefit of the development within the SLC Zone and/or other areas within the Borough. The solar array shall remain operational until such time the solar array has reached its engineered functional age and is no longer feasible to operate or, the third-party lessee responsible for operation of the solar array elects to decommission, terminate or otherwise abandon its operation in accordance with the terms of the lease, whereupon the array may be replaced with renewed solar equipment or abandoned. If abandoned, the responsible third-party lessee shall restore the site to its original undeveloped condition.

14. The SLC Zone is subject to that certain Sewer User Agreement, between the Borough of Peapack & Gladstone and Pharmacia & Upjohn Company, dated as of December 18, 1999 (the "Sewer User Agreement"). The Sewer User Agreement shall remain in full force and effect notwithstanding any change in use or other development as permitted hereunder or as may be approved in accordance with the MLUL. Without limiting the generality of the foregoing, (1) the existing capacity authorized pursuant to the Sewer User Agreement shall continue to be authorized by the Borough, (2) in accordance with Section 201 of the Sewer User Agreement, the Borough agrees to endorse (subject to

the reasonable approval of the Borough engineer) any application to the New Jersey Department of Environmental Protection for Treatment Works Approval made by an applicant within the SLC Zone, such endorsement to be provided to applicant upon submission of a preliminary or final site plan and/or subdivision approval; and (3) in the event increased capacity is approved in accordance with applicable law following the date hereof, the Borough's assessment of connection fees, user charges and surcharges shall be consistent with those permitted by applicable law and Borough ordinances then in effect.

15. Subdivisions: The subdivision of land within the SLC Zone for the purpose of financing, property management, conveyance or creation of fee simple lots for townhome units or for the separation of the apartment / condominium units from the townhome units shall be permitted hereby, notwithstanding that after any such subdivision the individual lots and improvements thereon may not comply with all requirements of this chapter, provided that the pre-subdivided lot (whether an original lot or a consolidated lot) remains in compliance with the site plan approved in accordance with the MLUL.

16. Developer's Agreement. Any approval for development within the SLC Zone shall be conditioned upon a Developer's Agreement memorializing the conditions of approval granted pursuant to the Municipal Land Use Law (MLUL) to be entered into between the Borough Governing Body and Developer which must be filed with the County Registrar.

SECTION 4. The Borough Clerk is directed to give notice at least ten (10) days prior to a hearing on the adoption of this Ordinance to the Somerset County Planning Board and to all other persons or entities entitled thereto pursuant to N.J.S.A. 40:55D-15 and 40:55D-62.1. The Borough Clerk shall execute any necessary Proofs of Service of the notices required by this section and shall keep any such proofs on file along with the Proof of Publication of the notice of the required public hearing on the proposed change.

SECTION 5. After introduction, the Borough Clerk is hereby directed to submit a copy of the within Ordinance to the Land Use Board of the Borough of Peapack for its review in accordance with N.J.S.A. 40:55D-26 and N.J.S.A. 40:55D-64. The Land Use Board, acting in its capacity as Planning Board, is directed to make and transmit to the Borough Council, within thirty-five (35) days after referral, a report including identification of any provision in the proposed Ordinance which are inconsistent with the Master Plan and recommendations concerning any inconsistencies and any other matter as the Board deems appropriate.

SECTION 6. If any paragraph, subdivision, clause or provision of this Ordinance shall be adjudged invalid, such adjudication shall apply only to the section, paragraph, subdivision, clause or provision so adjudged and the remainder of the Ordinance shall be deemed valid and effective.

SECTION 7. All ordinances or parts of ordinances inconsistent with or in conflict with this Ordinance are hereby repealed to the extent of such inconsistency.

SECTION 8. This ordinance shall take effect immediately upon: (i) adoption; and (ii) publication in accordance with the laws of the State of New Jersey.

Introduced:

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

Adopted:

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

Attest:

 NANCY A. BRETZGER
 BOROUGH CLERK

 MARK A. CORIGLIANO
 MAYOR

**BOROUGH OF PEAPACK AND GLADSTONE
SOMERSET COUNTY, NEW JERSEY**

ORDINANCE NO. 1143-2024

PROVIDING FOR VARIOUS IMPROVEMENTS IN AND BY THE BOROUGH OF PEAPACK AND GLADSTONE, IN THE COUNTY OF SOMERSET, NEW JERSEY, AND APPROPRIATING \$600,000.00 IN THE GENERAL CAPITAL FUND, \$312,560.00 IN THE OPEN SPACE TRUST AND \$253,850.00 IN THE SEWER CAPITAL FUND THEREFORE FROM VARIOUS FUNDS OF THE BOROUGH

BE IT ORDAINED BY THE BOROUGH COUNCIL OF THE BOROUGH OF PEAPACK AND GLADSTONE, IN THE COUNTY OF SOMERSET, NEW JERSEY AS FOLLOWS:

Section 1 The improvement described in Section 2 of this ordinance is hereby authorized as a general improvement to be made or acquired by the Borough of Peapack and Gladstone, in the County of Somerset, New Jersey. For the said improvement or purpose stated in said Section 2, there is hereby appropriated the sum of \$1,166,410.00 in the General Capital Fund, to the extent of \$600,000.00 from the Capital Improvement Fund, (CIF) \$312,560.00 from the Open Space and Recreation Trust Fund (OSRTF) and \$253,850.00 from the Sewer Capital Fund (SCF).

Section 2 The improvement hereby authorized and the several purposes for the financing of which the appropriation is made as provided in Section 1 of this Ordinance are as follows:

- (a) \$157,600.00 (CIF) the improvement of various roads including but not limited to Mosle Rd., St. Bernards Rd. and Brynwood in and by the Borough. Said Improvement shall include reconstruction, surfacing or resurfacing the roadway to the extent of Class B construction, together with studies, curbing, structures, storm water drainage, catch basins, milling, equipment, work and materials necessary therefore or incidental thereto
- (b) \$160,000.00 (CIF) Municipal Building Roof- Phase 1-Library
- (c) \$193,900.00 (CIF) Emergency Services Equipment (Fire Truck/Radios)
- (d) \$38,000.00 (CIF) Bed Replacement for Sterling (#3)
- (e) \$30,000.00 (CIF) Main Street Crosswalk
- (f) \$20,500.00 (CIF) Server Upgrade (Municipal & PD)
- (g) \$300,000.00 (OSRTF) Tennis Courts
- (h) \$8,760.00 (OSRTF) Geese Remediation
- (i) \$3,800.00 (OSRTF) Highland Ave. Trail Engineering
- (j) \$16,850.00 (SCF) 4x1 Bucket Attachment
- (k) \$50,000.00 (SCF) Manhole & Pipe Lining
- (l) \$187,000.00 (SCF) Treatment Facility Upgrade- Borough Portion

All work shall be performed according to plans and specifications therefor on file or to be filed in the office of the Borough Clerk and hereby approved.

Section 3 The Capital Budget of the Borough is hereby amended to conform with the provisions of this ordinance to the extent of any inconsistency herewith and the resolutions promulgated by the Local Finance Board showing all detail of the amended capital budget or temporary capital budget and capital program as approved by the Director, Division of Local Government Services, are on file with the Borough Clerk and are available for public inspection.

Section 4 This ordinance shall take effect after final adoption, as provided by law.

Introduced:

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

Adopted:

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

ATTEST:

 NANCY A. BRETZGER
 BOROUGH CLERK

 MARK A. CORIGLIANO
 MAYOR

**BOROUGH OF PEAPACK AND GLADSTONE
SOMERSET COUNTY, NEW JERSEY**

ORDINANCE NO. 1144-2024

AN ORDINANCE APPROPRIATING CERTAIN MONIES HELD BY THE BOROUGH OF PEAPACK & GLADSTONE FOR THE PEAPACK & GLADSTONE BRANCH OF THE SOMERSET COUNTY LIBRARY SYSTEM RENOVATION PROJECT OF \$80,000.00

WHEREAS, the Mayor and Borough Council of the Borough of Peapack and Gladstone have determined that there is a need to appropriate certain monies for the renovation project of the Peapack & Gladstone Library Branch.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Borough Council of the Borough of Peapack & Gladstone that there is hereby appropriated the following monies to be fully funded by the Capital Improvement Fund (CIF): \$80,000.00

This Ordinance shall take effect immediately upon final adoption and publication in accordance with law.

Introduced:

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

ORDINANCE NO. 1144-2024

Adopted:

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

ATTEST:

NANCY A. BRETZGER
BOROUGH CLERK

MARK A. CORIGLIANO
MAYOR

RESOLUTION

BOROUGH OF PEAPACK & GLADSTONE, SOMERSET COUNTY, NEW JERSEY

RESOLUTION NO. 94-24

TITLE: AWARD OF BID FOR THE PEAPACK & GLADSTONE LIBRARY RENOVATIONS TO WESTCRAFT BUILDERS

WHEREAS the Borough of Peapack & Gladstone received the following six (6) bids on Tuesday, March 12, 2024, at 11:00am for the Peapack & Gladstone Library Renovations Project; and

WHEREAS the Architect, Borough Attorney and the QPA reviewed all documents submitted and found them to be satisfactory and it is the recommendation of the Borough Administrator to award the contract to Westcraft Builders, Lincoln Park, NJ of \$691,100.00; and

WHEREAS a certification affirming the availability of funds in accordance with N.J.A.C. 5:34-5.1 et seq. has been provided by the Chief Financial Officer and made a part hereof, indicating that the appropriation for the within expenditure is to be funded from Ordinance 1143-2024 and Account 12-288-56-300-009.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Peapack & Gladstone, County of Somerset, State of New Jersey that the contract be awarded to Westcraft Builders in the amount of \$691,100.00 in accordance with the terms of the contract.

BE IT FURTHER RESOLVED that the Mayor and Borough Clerk are hereby authorized to sign any and all documents for said contract.

Introduced	Seconded	Borough Council	Aye	Nay	Abstain	Absent
		Jamie Murphy				
		Eric L. Quartello				
		Sergio Silva				
		Julie M. 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 MAY 14, 2024.

NANCY A. BRETZGER
BOROUGH CLERK

MARK A. CORIGLIANO
MAYOR

FINANCE CERTIFICATION

I, Olu Ochei, CFO of the Borough of Peapack & Gladstone hereby certify that there are adequate funds available for the above-named contract. Monies are available in Ordinance 1143-2024 and Account 12-288-56-300-009.

Olu Ochei, CFO

BOROUGH OF PEAPACK AND GLADSTONE

RESOLUTION NO. 95-24

TITLE: 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

WHEREAS, Ordinance No. 952 and amending Ordinances Nos. 959, 978, 1040, 1054, 1061, 1086, 1111, 1122 and 1141 of the Borough of Peapack and Gladstone authorized the Council of the Borough of Peapack and Gladstone to fix and determine annual salaries, wages or compensation to be paid to officers and employees of the Borough of Peapack and Gladstone.

NOW, THEREFORE, BE IT RESOLVED that the Borough Council hereby establishes the following salary guide for the year 2024 retroactive to January 1, 2024.

1. The annual salary or compensation for the following officers shall be paid quarterly.

Mayor	\$ 3,500
Borough Council Members	\$ 2,000

2. The maximum regular annual salaries of the following shall be as specified.

Nancy Bretzger, Borough Clerk/Administrator/Registrar	\$133,120.00
Suzannah Givone, Deputy Clerk/Deputy Registrar	\$ 63,024.00
Matthew Ghiretti, Administrative Assistant/RCO Inspector	\$ 53,485.72
Edward Kerwin, Tax Assessor	\$ 34,097.13
Florence Spitale, Asst to Constr Official & DPW Dir	\$ 50,251.12
Frank LaGuarina, Construction Code Official	\$ 24,434.90
Brady Driscoll, Plumbing Subcode Official	\$ 14,117.31
Nancy Arbelo, Police Secretary	\$ 46,800.00
Sarah Jane Noll, Zoning Official	\$ 11,143.75
Kingsley Hill, OEM Coordinator	\$ 900.00
Brad Fagan, Deputy OEM Coordinator	\$ 400.00
Stephen Ferrante, Deputy OEM Coordinator	\$ 400.00

DEPARTMENT OF PUBLIC WORKS

Brad Fagan, DPW Director	\$ 97,760.80
William Allen, Supervisor	\$ 67,359.25
E. James Keith, Mechanic	\$ 54,620.80
Kevin O'Brien, Building Manager	\$ 53,772.71
Nicholas Petonak, Machine Operator	\$ 48,840.00
Logan Weimer, Laborer	\$ 45,561.92
Christopher Reasoner, Laborer	\$ 42,600.00
John Kemp, Laborer	\$ 41,000.00
Joseph McChesney, Laborer	\$ 41,000.00

POLICE DEPARTMENT

Steve Ferrante, Police Chief	\$ 145,420.00
Brian Bobowicz, Class II Special Officer	\$ 28.56/hr.

The maximum hourly salaries of the following part-time employees shall be as specified.

Barry Wilbur, Electrical Subcode Official	\$ 53.48/hr.
Frank D'Amore, Fire Protection, UFC	\$ 50.00/hr.
Steve Dill, Fire Official	\$ 41.22/hr.
Sarah Jane Noll, Land Use Board Secretary	\$ 34.21/hr.
Sarah Jane Noll, RCO Inspector	\$ 29.29/hr.
Anthony Arpino, Night Custodian	\$ 23.00/hr.
Katherine Ferratti, Police Matron	\$ 50.00/hr.
Nancy Arbelo, Police Matron	\$ 50.00/hr.
Daniel Dolan, Recreation Coordinator	\$ 30.59/hr.
Robert F. DiBias, Open Gym Monitor	\$ 15.00/hr
Nicole Izzo, Assistant to Tax Assessor	\$ 23.69/hr.
Edgar Badger, DPW Laborer "As Needed"	\$ 17.83/hr.
Edgar Badger, Carpenter "As Needed"	\$ 26.78/hr.

3. Employees of the Department of Public Works (other than the Public Works Manager, Superintendent and Assistant Superintendent) who possess licenses issued by the Department of Environmental Protection shall receive annually the additional compensation set forth below:

Class S-3	\$385.00
Class S-2	\$298.00
Class S-1	\$210.00
Class C-3	\$385.00
Class C-2	\$298.00
Class C-1	\$210.00

Payment for the highest license held shall be made for the year 2024 upon lawful adoption of this Resolution. Any employee who procures a license during the year 2024 shall receive a pro-rata share of the yearly additional compensation calculated from the date the license is received.

4. This Resolution shall be effective immediately upon proper adoption by the Borough Council.

Introduced	Seconded	Borough Council	Aye	Nay	Abstain	Absent
		Jamie Murphy				
		Eric L. Quartello				
		Sergio Silva				
		Julia M. 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 MAY 14, 2024.

NANCY A. BRETZGER
BOROUGH CLERK

MARK A. CORIGLIANO
MAYOR

RESOLUTION

BOROUGH OF PEAPACK & GLADSTONE, SOMERSET COUNTY, NEW JERSEY

RESOLUTION NO. 96-24

TITLED: AUTHORIZATION FOR (NATHAN) "NATE" HACHEY TO BECOME A JUNIOR FIREMAN OF THE PEAPACK & GLADSTONE VOLUNTEER FIRE DEPARTMENT

WHEREAS, an application has been submitted for (Nathan) "Nate" Hachey to become a Junior Fireman of the Peapack & Gladstone Volunteer Fire Department; and

WHEREAS, (Nathan) "Nate" Hachey has met all the requirements of the Fire Department to become a Junior member.

NOW, THEREFORE BE IT RESOLVED, by the Mayor and Council of the Borough of Peapack & Gladstone, County of Somerset, State of New Jersey hereby authorize (Nathan) "Nate" Hachey to become a Junior Fireman of the Peapack & Gladstone Volunteer Fire Department.

Introduced		Seconded	Borough Council	Aye	Nay	Abstain	Absent
			Jamie Murphy				
			Eric L. Quartello				
			Sergio Silva				
			Julie M. 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 MAY 14, 2024.

NANCY A. BRETZGER
BOROUGH CLERK

MARK A. CORIGLIANO
MAYOR

RESOLUTION

BOROUGH OF PEAPACK AND GLADSTONE, SOMERSET COUNTY, NEW JERSEY

RESOLUTION NO. 97-24

TITLE: RESOLUTION AUTHORIZING THE HIRING OF SEASONAL EMPLOYEES FOR RECREATION'S 2024 SUMMER CAMP AND OTHER SUMMER PROGRAMS

WHEREAS the Recreation Department is running a Summer Recreation Camp and other summer programs from June 1 to August 31, 2024; and

WHEREAS there is a need for Recreation Assistants to help with these programs; and

WHEREAS the recreation department would like to hire the following individuals to help assist at these programs:

Amy Paterno	Assistant Director-Summer Camp	\$4,205.00
Lauren Patrylow	Kindergarten Director-Summer Camp	\$3,600.00
Aidan Peterson		\$14.00/hr
Jacob Dusebout		\$13.75/hr
Joseph Morandi		\$13.75/hr
Colin Peterson		\$13.75/hr
Gia Gomez		\$13.50/hr
Joseph Sorge		\$13.50/hr
Leah Simpson		\$13.50/hr
Will Simpson		\$13.50/hr

Counselors in Training (CIT- Volunteers)

Alexis Black
Sean Carey
Cameron Dolan
Cooper Duff
Brigid Duff
Macklin Dunnder
Gianna Ferrante
Simona Furfaro
Cierra Knaus
Jude Meadows
Isabella Pagnotta
Juliet Perez
Bentley Silva

NOW, THEREFORE BE IT RESOLVED by the Mayor and Council of the Borough of Peapack & Gladstone, County of Somerset, State of New Jersey that the above listed are hereby hired as seasonal employees of the Recreation Department in the Borough of Peapack & Gladstone, with an effective starting date of June 1, 2024 and ending around August 31, 2024.

Introduced	Seconded	Borough Council	Aye	Nay	Abstain	Absent
		Jamie Murphy				
		Eric L. Quartello				
		Sergio Silva				
		Julie M. 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 MAY 14, 2024.

NANCY A. BRETZGER
BOROUGH CLERK

MARK A. CORIGLIANO
MAYOR

RESOLUTION

BOROUGH OF PEAPACK AND GLADSTONE, SOMERSET COUNTY, NEW JERSEY

RESOLUTION NO. 98-24

TITLE: RESOLUTION TO ENTER INTO AN AGREEMENT WITH PRINCETON HYDRO, LLC FOR THE PURPOSE OF PROFESSIONAL SERVICES FOR AN OPERATION AND MAINTENANCE MANUAL FOR LIBERTY PARK POND DAM (NJDEP#25-302)

WHEREAS, the Borough of Peapack and Gladstone has an interest in Professional Consulting services; and

WHEREAS, Princeton Hydro, LLC has presented a proposal for Professional Services relating an Operation and Maintenance Manual for Liberty Park Pond Dam; and

WHEREAS, there was a review of their proposal received and it covered all the needs for the Borough for the professional work needed for these services; and

NOW, THEREFORE BE IT RESOLVED, by the Borough Council of the Borough of Peapack and Gladstone, Somerset County, State of New Jersey that the Borough award the work to Princeton Hydro, LLC for an Operation and Maintenance Manual for the Liberty Park Pond Dam (NJDEP#25-303) for the Borough of Peapack & Gladstone in an amount not to exceed \$3,000.00 from the Open Space account 22-288-56-00.

Introduced	Seconded	Borough Council	Aye	Nay	Abstain	Absent
		Jamie Murphy				
		Eric L. Quartello				
		Sergio Silva				
		Julie M. 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 MAY 14, 2024.

NANCY A. BRETZGER
BOROUGH CLERK

MARK A. CORIGLIANO
MAYOR

FINANCE CERTIFICATION

I, Olu Ochei, CFO of the Borough of Peapack & Gladstone hereby certify that there are adequate funds available for the above-named contract. Monies are available in the Open Space Account 22-288-56-00.

Olu Ochei, CFO

DRAFT

RESOLUTION

BOROUGH OF PEAPACK AND GLADSTONE, SOMERSET COUNTY, NEW JERSEY

RESOLUTION NO. 99-24

TITLE: RESOLUTION CALLING FOR THE MODERNIZATION OF THE OPEN PUBLIC RECORDS ACT (OPRA) AND THE SWIFT PASSAGE OF S-2930/A-4045

WHEREAS, in the 2002 “lame duck” session the Open Public Records Act (OPRA) was approved to make government records, “readily accessible for inspection, copying, or examination by the citizens of this State, with certain exceptions, for the protection of the public interest” while protecting “a citizen’s right to a reasonable expectation of privacy”; and

WHEREAS, as local leaders we reaffirm our support and commitment to open and transparent government and public access to records, at the same time, we strongly support necessary reforms; and

WHEREAS, in the twenty years since the enactment of OPRA and with the advent of new technologies, we have witnessed unintended consequences and, in some cases, abuses of OPRA that place an unfair burden on local governments and taxpayers; and

WHEREAS, municipal staff and budgets are increasingly utilized to accommodate the requestors and commercial entities who inundate municipalities with public records requests to the extent that in some instances, additional personnel are hired primarily to handle such requests; and

WHEREAS, OPRA has become broadly construed in favor of access and the requestor who prevails in any proceeding in appealing a denial of access of records is permitted to collect exorbitant attorney’s fees, which impacts the taxpayers and municipalities who must pay these fees; and

WHEREAS, municipalities have seen outside businesses and interests who abuse OPRA for marketing and commercial gains while utilizing municipal employees paid by the taxpayers for this benefit; and

WHEREAS, due to court decisions over the years, reasonable expectations of privacy have been diminished when it comes to the balance of transparency and OPRA perpetuates for-profit data-mining, unsolicited marketing, and uncontrolled publications of records on internet search engines specifically designed to circumvent and bypass what few protective measures currently exist under OPRA, all while allowing the requestor to remain cloaked in anonymity, should they choose to exercise that option; and

WHEREAS, when commercial entities are constantly emailing OPRA requests looking for the latest lists of dogs licensed that month, inground pool permits issued, solar roof permits issued, etc., it causes our residents to not want to license their dogs, comply with permits, or interact with the municipality because they don't want to lose their privacy and/or have their information tracked and monetized for commercial purposes; and

WHEREAS, reforms to modernize OPRA are long overdue, among them: the need to address requests by commercial entities that utilize public records and the services of local government employees to generate profits, mandatory prevailing attorney fees, which created a cottage industry, and to add language so that such fees are based on facts and circumstances and not an automatic granting; and

WHEREAS, Senators Sarlo and Bucco and Assemblyman Danielsen and Assemblywoman Flynn have introduced S-2930/A-4045, which makes commonsense reforms that do not hinder residents or journalists from using OPRA to access public records, but will protect citizens' personal information from disclosure, addresses the burdensome commercial requests and provide discretion when awarding prevailing attorney fees.

NOW, THEREFORE, BE IT RESOLVED, the governing body of the Borough of Peapack & Gladstone in the County of Somerset respectfully request the adoption of much-needed reforms to modernize and strengthen the legislative intent of the Open Public Records Act (OPRA) and urges the swift passage of S-2930/A-4045; and

BE IT FURTHER RESOLVED, as local leaders, we reaffirm our support and commitment to open and transparent government and public access to records but at the same time, we strongly support necessary reforms; and

BE IT FURTHER RESOLVED that a copy of this resolution be forwarded to Senate President Scutari, Assembly Speaker Coughlin, State Senator Jon M. Bramnick, Assemblywoman Michel Matsikoudis and Assemblywoman Nancy F. Munoz, Governor Murphy, and the New Jersey League of Municipalities.

Introduced	Seconded	Borough Council	Aye	Nay	Abstain	Absent
		Jamie Murphy				
		Eric L. Quartello				
		Sergio Silva				
		Julie M. 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 MAY 14, 2024.

NANCY A. BRETZGER
BOROUGH CLERK

MARK A. CORIGLIANO
MAYOR

DRAFT

RESOLUTION

BOROUGH OF PEAPACK & GLADSTONE, SOMERSET COUNTY, NEW JERSEY

RESOLUTION NO. 100-24

TITLE: RESOLUTION AUTHORIZING AWARD OF CONTRACT TO WEATHERPROOFING TECHNOLOGIES, INC. FOR THE BOROUGH OF PEAPACK & GLADSTONE MUNICIPAL BUILDING PHASE I ROOF RESTORATION

WHEREAS, the Borough has received a quote of \$159,220.44 from Weatherproofing Technologies, Inc for the Municipal Building Phase 1 Roof Restoration Project.

NOW, THEREFORE, BE IT RESOLVED that the Governing Body of the Borough of Peapack and Gladstone, County of Somerset, State of New Jersey authorizes the Borough to enter into a contract with Weatherproofing Technologies, Inc. as described herein amount not to exceed \$159,220.44. This amount will be appropriated from Ordinance 1143-2024.

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

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NANCY A. BRETZGER
BOROUGH CLERK

MARK A. CORIGLIANO
MAYOR

FINANCE CERTIFICATION

I, Olu Ochei, CFO of the Borough of Peapack & Gladstone hereby certify that these funds for the above-named agreement will be appropriated from Ordinance 1143-2024.

Olu Ochei, CFO

RESOLUTION

BOROUGH OF PEAPACK & GLADSTONE, SOMERSET COUNTY, NEW JERSEY

RESOLUTION NO. 101-24

TITLE: RESOLUTION AUTHORIZING THE BOROUGH OF PEAPACK & GLADSTONE FIRE DEPARTMENT TO USE THE 1998 STERLING DUMP TRUCK FOR TRAINING PURPOSES

WHEREAS, the Borough's DPW Department no longer has a need for the 1998 Sterling Dump Truck and;

WHEREAS, the Borough's Fire Department has a need to use the 1998 Sterling Dump Truck for training purposes; and

WHEREAS, the specifications for the dump are as follows:

Manufactured by: Sterling Truck Corp.

VIN #: **2FZ6MLAB9XAB18407**

Date of Manufacture: 09/1998

Mileage: 38,655.1

Engine Hours: 4,269.1

Diesel Engine

Automatic Transmission

Air Brakes

AM/FM Radio w/ Cassette Tape Player

In Body Conveyor

1 Center Dump Chute

NOW, THEREFORE, BE IT RESOLVED that the Governing Body of the Borough of Peapack and Gladstone, County of Somerset, State of New Jersey authorizes the Borough's Fire Department to use the 1998 Sterling Dump Truck for training purposes.

Introduced	Seconded	Borough Council	Aye	Nay	Abstain	Absent
		Jamie Murphy				
		Eric L. Quartello				
		Sergio Silva				
		Julie M. 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 MAY 14, 2024.

NANCY A. BRETZGER
BOROUGH CLERK

MARK A. CORIGLIANO
MAYOR

RESOLUTION

BOROUGH OF PEAPACK & GLADSTONE, SOMERSET COUNTY, NEW JERSEY

RESOLUTION NO. 102-24

TITLE: RESOLUTION IN SUPPORT OF SENATE NO. 725 CONCERNING UNLAWFUL OCCUPANCY OF DWELLINGS AND SUPPLEMENTING TITLE 2C OF THE NEW JERSEY STATUTES OF THE STATE OF NEW JERSEY

WHEREAS, the occupancy of a dwelling without the permission of the property owner, also known as "squatting" is an increasing occurrence throughout the State of New Jersey and the Country; and

WHEREAS, persons engaging in squatting often do so with the express intention of depriving the lawful property owners of the use and possession of their own property for as long as possible, with the express knowledge that squatting is not a criminal offense, thus requiring a property owner to undertake expensive, time-consuming civil litigation to recover their property, which said litigation can be subject to delay tactics including, but not limited to, bankruptcy applications, resulting in squatters successfully depriving lawful owners of the use and benefit of their own property for extended periods of time; and

WHEREAS, Senators Steinhardt, Testa and Polistina have introduced and are sponsoring Senate No. 725, which said legislation would establish squatting in various contexts as criminal offenses and crimes of the fourth degree, thus permitting property owners to avail themselves of filing criminal complaints with local law enforcement that can be duly investigated, and, when appropriate, permit police officers to arrest and remove persons found to be engaged in said criminal squatting activities.

NOW, THEREFORE, BE IT RESOLVED by the Peapack & Gladstone Borough Council, County of Somerset, State of New Jersey that it hereby adopts this Resolution to memorialize its support for Senate No. 725 and copies of this Resolution shall be forwarded by the Borough Clerk to the Office of the Governor and Lieutenant Governor, the Borough's elected Representatives in the State Legislature, and the New Jersey League of Municipalities.

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

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NANCY A. BRETZGER
BOROUGH CLERK

MARK A. CORIGLIANO
MAYOR

DRAFT

RESOLUTION

BOROUGH OF PEAPACK AND GLADSTONE, SOMERSET COUNTY, NEW JERSEY

RESOLUTION NO. 103-24

TITLE: RESOLUTION TO APPROVE THE PURCHASE OF HSL 16-LM TELLURIDE LIGHTS MANUFACTURED BY AURORALIGHT FOR THE REPLACEMENT OF LIGHTS IN LIBERTY PARK

WHEREAS the Borough has a need to replace lights in Liberty Park due to a lightning strike that hit the transformer; and

WHEREAS the Borough has found the lights through Chester Lighting who are the only vendor that provides these types of lights; and

WHEREAS there was a review of the quote received from Chester Lighting and the quote covered all the needs for the Borough.

NOW, THEREFORE BE IT RESOLVED, by the Borough Council of the Borough of Peapack and Gladstone, County of Somerset, State of New Jersey that the Borough purchase the lights through Chester Lighting for the Borough of Peapack & Gladstone in an amount not the exceed \$32,155.24 from the Open Space account 22-288-56-00.

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

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NANCY A. BRETZGER
BOROUGH CLERK

MARK A. CORIGLIANO
MAYOR

FINANCE CERTIFICATION

I, Olu Ochei, CFO of the Borough of Peapack & Gladstone hereby certify that there are adequate funds available for the above-named purchase. Monies are available in the Open Space account 22-288-56-00.

Olu Ochei, CFO

DRAFT

RESOLUTION

BOROUGH OF PEAPACK & GLADSTONE, SOMERSET COUNTY, NEW JERSEY

RESOLUTION NO. 104-24

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				

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 MAY 14, 2024.

NANCY A. BRETZGER
BOROUGH CLERK

MARK A. CORIGLIANO
MAYOR

RESOLUTION

BOROUGH OF PEAPACK AND GLADSTONE, SOMERSET COUNTY, NEW JERSEY

RESOLUTION NO. 105-24

TITLE: RESOLUTION TO APPOINT MATTHEW DILORIO AS SEASONAL TO THE BOROUGH DEPARTMENT OF PUBLIC WORKS LABORER

WHEREAS the Borough Department of Public Works has expressed a need to hire seasonal laborer for the summer months; and

WHEREAS the Superintendent of Public Works recommend Matthew Dilorio 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 Matthew Dilorio is hereby appointed as a Seasonal Laborer in the Borough of Peapack & Gladstone Department of Public Works at a salary of \$18.00 per hour, with an effective starting date of May 20, 2024 and ending around August 30, 2024.

Introduced	Seconded	Borough Council	Aye	Nay	Abstain	Absent
		Jamie Murphy				
		Eric L. Quartello				
		Sergio Silva				
		Julie M. 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 MAY 14, 2024.

NANCY A. BRETZGER
BOROUGH CLERK

MARK CORIGLIANO
MAYOR

RESOLUTION

BOROUGH OF PEAPACK & GLADSTONE, SOMERSET COUNTY, NEW JERSEY

RESOLUTION NO. 106-24

TITLE: RESOLUTION AMENDING THE FUNDING FOR THE PURCHASE OF A DEVELOPMENT RIGHTS EASEMENT UNDER THE MUNICIPAL PLANNING INCENTIVE GRANT PROGRAM OVER BLOCK 6, LOT 3 (SMITH FARM)

WHEREAS, pursuant to Resolution No. 186-23, the Borough agreed to participate in the Municipal Planning Incentive Grant (Municipal PIG Program) to preserve a 43.278-acre farm owned by John C. Smith and Sarah Smith located at Block 6, Lot 3; and

WHEREAS, the Borough previously agreed to contribute \$148,118.70 towards the purchase of the easement; and

WHEREAS, there is a de minimis change in the cost from \$148,118.70 to \$150,227.40 for the Borough's contribution.

NOW, THEREFORE BE IT RESOLVED by the Borough Council of the Borough of Peapack and Gladstone, County of Somerset, State of New Jersey that it hereby authorizes the Mayor and / or his designee on behalf of the Borough to execute and enter into the all necessary agreements and documents to participate in the funding of the aforementioned purchase of a development rights easement with the Borough's contribution of \$150, 227.40; and

BE IT FURTHER RESOLVED that the conditions in Resolution No. 186-23 shall remain in effect except as modified herein; and

BE IT FURTHER RESOLVED that copies of this resolution shall be sent to the Somerset County Agriculture Development Board, the Somerset County Board of County Commissioners, and the State Agricultural Development Committee.

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

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NANCY A. BRETZGER
BOROUGH CLERK

MARK CORIGLIANO
MAYOR