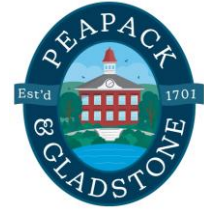


**MAYOR & COUNCIL  
THE BOROUGH OF PEAPACK & GLADSTONE,  
BOROUGH COUNCIL MEETING AGENDA**



**NOVEMBER 12, 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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*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 December 5, 2023 and posted at the Municipal Complex and the Borough Library. Action may be taken.”*

**3. FLAG SALUTE**

**4. ROLL CALL**

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

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

**6. OLD BUSINESS**

- Tennis Courts- Councilman Quartello

**7. NEW BUSINESS**

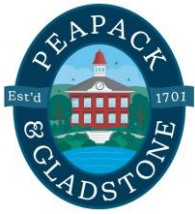
**8. MISCELLANEOUS DISCUSSION/APPROVALS**

- Special Use Permit Application from 20<sup>th</sup> Century Television for an additional day of filming on November 19, 2024 at Blairsden Mansion, 30 Blair Drive, Peapack, NJ. This is an amendment to the previously approved Special Use Permit Application approved on October 8, 2024 (Nancy Bretzger)

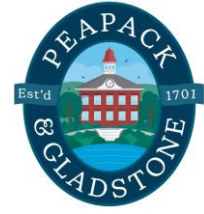
**9. READING AND APPROVAL OF MINUTES**

Executive Session Meeting Minutes October 29, 2024

Regular Meeting Minutes October 29, 2024



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



**NOVEMBER 12, 2024**

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

**10. ORDINANCE**

**INTRODUCTION OF ORDINANCE 1147-2024 AN ORDINANCE OF THE BOROUGH OF PEAPACK & GLADSTONE AMENDING AND SUPPLEMENTING CHAPTER XXIII, LAND DEVELOPMENT, ARTICLES III AND IV, REGULATING LAND DISTURBANCE AND LOT GRADING**

**11. RESOLUTIONS**

**RESOLUTION NO. 198-24 RESOLUTION APPROVING AN ADDITIONAL DAY OF FILMING WITH 20<sup>th</sup> CENTURY TELEVISION AT BLAIRSDEN MANSION, 30 BLAIR DRIVE, PEAPACK, NEW JERSEY ON NOVEMBER 19, 2024 FROM 7:00AM to 8:00PM**

**RESOLUTION NO. 199-24 RESOLUTION SUPPORTING PG AFFORDABLE HOUSING, INC. TO OBTAIN FUNDING FROM THE NJ DEPARTMENT OF COMMUNITY AFFAIRS, AFFORDABLE HOUSING TRUST FUND**

**RESOLUTION NO. 200-24 RESOLUTION ACCEPTING A RESIGNATION LETTER FROM CHRISTIAN CLARKE, SEASONAL EMPLOYEE WITHIN THE DEPARTMENT OF PUBLIC WORKS FOR THE BOROUGH OF PEAPACK AND GLADSTONE**

**RESOLUTION NO. 201-24 RESOLUTION AUTHORIZING MATTHEW DIORIO TO BE ACCEPTED AS A MEMBER OF THE PEAPACK & GLADSTONE VOLUNTEER FIRE DEPARTMENT**

**12. BILLS LIST**

**RESOLUTION NO. 202-24 APPROVAL OF BILLS AS SIGNED AND LISTED ON THE BILL PAYMENT LIST  
TOTAL AMOUNT: \$399,197.70**

**13. MAYOR'S EXECUTIVE SUMMARY**

**14. PUBLIC COMMENTS – 3 MINUTES PER PERSON – AGENDA ITEMS ONLY**

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

**15. ADJOURNMENT**

**THE NEXT REGULAR MEETING OF THE MAYOR & COUNCIL WILL BE HELD ON  
TUESDAY, NOVEMBER 26, 2024 AT 7:00PM**

## RESOLUTION

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

**RESOLUTION NO. 198-24**

**TITLE: RESOLUTION TO APPROVE AN ADDITIONAL DAY OF FILMING WITH 20<sup>th</sup> CENTURY TELEVISION AT BLAIRSDEN MANSION, 30 BLAIR DRIVE, PEAPACK, NEW JERSEY ON NOVEMBER 19, 2024 FROM 7:00AM TO 8:00PM**

**WHEREAS**, a Special Use Permit application has been filed with the Borough of Peapack and Gladstone with 20<sup>th</sup> Century Television for an additional day of filming at Blairsden Mansion, 30 Blair Drive, Peapack, NJ on November 19, 2024 from 7:00AM to 8:00PM; and

**WHEREAS**, events of this nature are not a permitted use of the property, therefore, a Special Use Application is required; and

**WHEREAS**, the Zoning Officer, Police Chief and Fire Official have reviewed the application; and

**WHEREAS**, the Fire Official has requested that proper permits, if necessary, be submitted; and

**WHEREAS**, 20<sup>th</sup> Century Television has submitted the proper permits they have received from the Fire Official and the Fire Official approved the application; and

**WHEREAS**, the Zoning Officer and Police Chief have approved the application; and

**WHEREAS**, the application has been submitted to the Mayor & Council for their review and discussion; and

**WHEREAS**, members of 20<sup>th</sup> Century Television attended this meeting and asked the Mayor & Council for their approval of this event.

**NOW, THEREFORE BE IT RESOLVED,** by the Mayor & Council of the Borough of Peapack & Gladstone, County of Somerset, State of New Jersey that 20<sup>th</sup> Century Television, can hold their additional day of filming on November 19, 2024 from 7:00AM to 8:00PM at Blairsden Mansion, 30 Blair Drive, Peapack, NJ 07977, with the condition that the owner of the property at 30 Blair Drive provide to the property owners adjacent to their property an indemnification and Certificate of Insurance, sole access to site through Matheny; 20<sup>th</sup> Century Television will do an outreach to local residents with contact information and a whisper generator will be used.

<b>Introduced</b>	<b>Seconded</b>	<b>Borough Council</b>	<b>Aye</b>	<b>Nay</b>	<b>Abstain</b>	<b>Absent</b>
		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 NOVEMBER 12, 2024.

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NANCY A. BRETZGER  
BOROUGH CLERK

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MARK A. CORIGLIANO  
MAYOR

**RESOLUTION**

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

**RESOLUTION NO. 199-24**

**TITLE: RESOLUTION SUPPORTING PG AFFORDABLE HOUSING, INC. TO OBTAIN FUNDING FROM THE NJ DEPARTMENT OF COMMUNITY AFFAIRS, AFFORDABLE HOUSING TRUST FUND**

**WHEREAS**, the PG Affordable Housing, Inc. (formerly 90 Acres Resort Development, LLC) desires to apply for and obtain funds from the New Jersey Department of Community Affairs, New Jersey Affordable Housing Trust Fund program for an amount not to exceed the maximum amount allowed in accordance with N.J.A.C. 5:43-1.1 et seq. for the purpose of developing approximately 20 units of affordable housing in the Smith Tract (“Project”); and

**WHEREAS**, the Municipality has determined that the housing project referenced above, will meet all or part of the Municipality’s low and moderate housing obligation in its Housing Element and Fair Share Plan.

**NOW, THEREFORE BE IT RESOLVED**, by the Mayor and Council, Borough of Peapack & Gladstone, County of Somerset, State of New Jersey that they support this application for such funds to the New Jersey Department of Community Affairs, New Jersey Affordable Housing Trust Fund Program and acknowledge that the Project is located in an eligible municipality in accordance with N.J.A.C. 5:43-1.3(a); and

**BE IT FURTHER RESOLVED**, that the Borough of Peapack & Gladstone asks that PG Affordable Housing, Inc., the Developer, as permitted under N.J.A.C. 5:43-1.3(a), contract only for this project, directly with the Department of Community Affairs.

**RESOLUTION NO. 199-24**

<b>Introduced</b>	<b>Seconded</b>	<b>Borough Council</b>	<b>Aye</b>	<b>Nay</b>	<b>Abstain</b>	<b>Absent</b>
		Jaimie Murphy				
		Eric L. Quartello				
		Sergio Silva				
		Julie M. Sueta				
		John Sweeney				
		Jill Weible				

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NANCY A. BRETZGER  
BOROUGH CLERK

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MARK A. CORIGLIANO  
MAYOR

**RESOLUTION**

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

**RESOLUTION NO. 200-24**

**TITLE: RESOLUTION ACCEPTING A RESIGNATION LETTER FROM CHRISTIAN CLARKE, SEASONAL EMPLOYEE WITHIN THE DEPARTMENT OF PUBLIC WORKS FOR THE BOROUGH OF PEAPACK AND GLADSTONE**

**WHEREAS**, Borough employee Christian Clarke tendered a letter of resignation effective October 23, 2024, leaving his position as a seasonal employee with the Department of Public Works for the Borough of Peapack and Gladstone.

**NOW, THEREFORE BE IT RESOLVED** that the Mayor and Borough Council of the Borough of Peapack & Gladstone, County of Somerset, State of New Jersey accept the letter of resignation from Christian Clarke and wish him well in his future endeavors.

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

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NANCY A. BRETZGER  
BOROUGH CLERK

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MARK A. CORIGLIANO  
MAYOR

**A RESOLUTION**

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

**RESOLUTION NO. 201-24**

**TITLED: RESOLUTION AUTHORIZING MATTHEW DIORIO TO BE ACCEPTED AS A MEMBER OF THE PEAPACK & GLADSTONE VOLUNTEER FIRE DEPARTMENT**

**WHEREAS**, an application has been submitted for Matthew Dilorio to become a member of the Peapack & Gladstone Volunteer Fire Department; and

**WHEREAS**, Matthew Dilorio has met all the requirements of the Fire Department to become a 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 Matthew Dilorio to become a member of the Peapack & Gladstone Volunteer Fire Department effective November 1, 2024.

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

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NANCY A. BRETZGER  
BOROUGH CLERK

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MARK A. CORIGLIANO  
MAYOR



**RESOLUTION**

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

**RESOLUTION NO. 202-24**

**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.

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

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NANCY A. BRETZGER  
BOROUGH CLERK

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MARK A. CORIGLIANO  
MAYOR