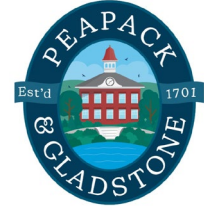




**MAYOR & COUNCIL
THE BOROUGH OF PEAPACK & GLADSTONE,
BOROUGH COUNCIL MEETING AGENDA
SEPTEMBER 10, 2024**



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 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- Nancy Bretzger

7. NEW BUSINESS

- Solar Panels- Councilwoman Sueta

8. MISCELLANEOUS DISCUSSION/APPROVALS

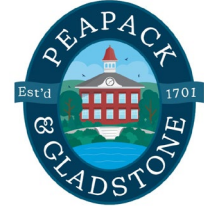
- Application for Use of Municipal Facilities from Somerset Hills Education Foundation for use of Liberty Park to hold a Holiday Pet Parade on December 8, 2024 from 11AM to 2PM

9. READING AND APPROVAL OF MINUTES

Regular Meeting Minutes August 13, 2024



**MAYOR & COUNCIL
THE BOROUGH OF PEAPACK & GLADSTONE,
BOROUGH COUNCIL MEETING AGENDA
SEPTEMBER 10, 2024**



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10. ORDINANCES

PUBLIC HEARING FOR 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

PUBLIC HEARING FOR ORDINANCE 1145-2024 AN ORDINANCE APPROPRIATING CERTAIN MONIES HELD BY THE BOROUGH OF PEAPACK & GLADSTONE FOR PROVIDING FOR EMERGENCY EQUIPMENT - FIRE TRUCK/ RADIOS IN THE AMOUNT OF \$50,100.00

11. RESOLUTIONS

RESOLUTION NO. 170-24 RESOLUTION FOR AUTHORIZATION TO ISSUE REQUEST FOR PROPOSAL (RFP) FOR ARCHITECTURAL SERVICES FOR RENOVATION TO THE BOROUGH’S PARK HOUSE – 181 MAIN STREET

RESOLUTION NO. 171-24 RESOLUTION TO APPOINT MATTHEW DILORIO AS A DEPARTMENT OF PUBLIC WORKS LABORER IN THE AMOUNT OF \$42,000.00

RESOLUTION NO. 172-24 RESOLUTION TO ENTER INTO AN AGREEMENT WITH APGAR ASSOCIATES FOR SURVEYING SERVICES FOR SURVEY OF BLOCK 8, LOTS 2.06 & 2.11 – 55 & 59 WILLOW AVENUE (TUCKER PROPERTY)

RESOLUTION NO. 173-24 RESOLUTION AUTHORIZING BOROUGH POLICE DEPARTMENT TO PARTICIPATE IN DISTRACTED DRIVING FOR THE SEPTEMBER NATIONAL DISTRACTED DRIVING ENFORCEMENT MOBILIZATION SEPTEMBER 1 – 14, 2024

RESOLUTION NO. 174-24 RESOLUTION APPROVING TUITUTION REIMBURSEMENT FOR POLICE OFFICER, ADAM CARUSO IN THE AMOUNT OF \$2,730.68

RESOLUTION NO. 175-24 RESOLUTION TO APPOINT ANDREW J. BUTERBAUGH AS SUBCODE FIRE INSPECTOR

RESOLUTION NO. 176-24 RESOLUTION PROVIDING FOR THE INSERTION OF A SPECIAL ITEM OF REVENUE IN THE 2024 BUDGET FOR PEAPACK & GLADSTONE PLANNING GRANT PURSUANT TO N.J.S.A. 40A:4-87 (CHAPTER 159, P.L. 1948)

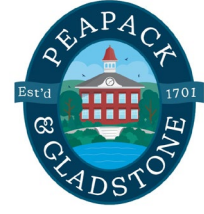
RESOLUTION NO. 177-24 AUTHORIZATION TO PAY WESTCRAFT BUILDERS, INC. FOR WORK ASSOCIATED WITH THE LIBRARY RENOVATION PROJECT

12. BILLS LIST

RESOLUTION NO. 178-24 Approval of Bills as signed and listed on the Bill Payment List Total Amount: **\$1,108,777.83**



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



SEPTEMBER 10, 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.

13. COUNCIL REPORTS

Mayor Corigliano & Councilman Quartello	Finance
Councilwoman Sueta & Councilwoman Weible	Sanitation & Sewer
Councilman Quartello & Councilman Sweeney	Borough Property
Councilman Quartello & Councilman Silva	Fire/First Aid Squad
Councilman Sweeney & Councilwoman Murphy	Police
Councilman Silva & Councilwoman Weible	Roads & Transportation
Councilwoman Weible & Councilman Silva	Construction & Zoning
Steven K. Warner, Esq,	Legal
Nancy Bretzger	Administrator's Report
Mayor Corigliano	Mayor's Report

14. MAYOR'S EXECUTIVE SUMMARY

15. 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.

16. EXECUTIVE SESSION

RESOLUTION NO. 179-24 AUTHORIZATION FOR EXECUTIVE SESSION FOR CERTAIN SPECIFIED PURPOSES:

- **Personnel – Salaries**

17. ADJOURNMENT

**THE NEXT REGULAR MEETING OF THE MAYOR & COUNCIL WILL BE HELD ON
TUESDAY, OCTOBER 8, 2024 AT 7:00PM**

RESOLUTION

BOROUGH OF PEAPACK AND GLADSTONE, SOMERSET COUNTY, NEW JERSEY

RESOLUTION NO. 170-24

TITLE: RESOLUTION FOR AUTHORIZATION TO ISSUE REQUEST FOR PROPOSAL (RFP) FOR ARCHITECTURAL SERVICES FOR RENOVATION TO THE BOROUGH’S PARK HOUSE – 181 MAIN STREET

WHEREAS, the Borough of Peapack & Gladstone has a desire to utilize the competitive contracting provisions allowed under N.J.S.A. 40A:11-4.1

NOW, THEREFORE BE IT RESOLVED that the Mayor and Council of the Borough of Peapack & Gladstone, County of Somerset, State of New Jersey hereby authorize the Borough Administrator to seek proposals for Architectural Services for renovations to the Borough’s Park House -181 Main Street.

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 SEPTEMBER 10, 2024.

NANCY A. BRETZGER
BOROUGH CLERK

MARK A. CORIGLIANO
MAYOR

RESOLUTION

BOROUGH OF PEAPACK AND GLADSTONE, SOMERSET COUNTY, NEW JERSEY

RESOLUTION NO. 171-24

TITLE: RESOLUTION TO APPOINT MATTHEW DILORIO AS A DEPARTMENT OF PUBLIC WORKS LABORER IN THE AMOUNT OF \$42,000.00

WHEREAS, the Borough Department of Public Works has expressed a need for an additional Laborer due to a resignation of a Laborer; and

WHEREAS, Matthew DiLorio has expressed an enthusiastic attitude to learn and work with the Department of Public Works, and is currently working as a seasonal and has his CDL B License; and

WHEREAS, the Director of Public Works and the DPW Supervisor recommend Joseph McChensey 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 Laborer in the Borough of Peapack & Gladstone Department of Public Works at a salary of \$42,000 per year, with an effective starting date of September 9, 2024, conditional to the results of his physical.

BE IT FURTHER RESOLVED that:

1. Upon successful completion of the 3-month probation period and upon written recommendation of the Director of Public Works, he will be eligible for change of status to full time permanent employment.
2. Once Matthew DiLorio becomes a full-time permanent employee, he is entitled to all full-time employees benefits according to the Borough Personnel Policies.

RESOLUTION NO. 171-24

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. 172-24

TITLE: RESOLUTION TO ENTER INTO AN AGREEMENT WITH APGAR ASSOCIATES FOR UPDATED SURVEYING SERVICES FOR SURVEY OF BLOCK 8, LOTS 2.06 & 2.11 – 55 & 59 WILLOW AVENUE (TUCKER PROPERTY)

WHEREAS, the Borough of Peapack and Gladstone has a need for an updated Survey for Block 8, Lot 2.06 & 2.11 – 55 & 59 Willow Avenue (Tucker Property) for State Agriculture Development Committee (SADC) guidelines for potential purchase of the property; and

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

WHEREAS, it was discovered that in the original title commitment provided to Apgar Associates there was an omitted prior subdivision of the property, therefore making it necessary for Apgar Associates to go back to the site and complete additional fieldwork and prepare a revised map and description for the property.

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 award the work to Apgar Associates in an amount not to exceed \$900 which will be paid from the Open Space Recreation Trust Fund which 50% will be reimbursed by SADC.

RESOLUTION NO. 172-24

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

JOHN SWEENEY
COUNCIL PRESIDENT

DRAFT

FINANCE CERTIFICATION

I, Olu Ochei, CFO of the Borough of Peapack & Gladstone hereby certify that there are adequate funds available for the above-named agreement of \$900 from the reserve for Open Space Recreation Trust Fund 22-288-56-000.

Olu Ochei, CFO

DRAFT

RESOLUTION

BOROUGH OF PEAPACK AND GLADSTONE, SOMERSET COUNTY, NEW JERSEY

RESOLUTION NO. 173-24

TITLE: RESOLUTION AUTHORIZING BOROUGH POLICE DEPARTMENT TO PARTICIPATE IN DISTRACTED DRIVING FOR THE SEPTEMBER NATIONAL DISTRACTED DRIVING ENFORCEMENT MOBILIZATION SEPTEMBER 1 – 14, 2024

WHEREAS, the September National Distracted Driving Enforcement Mobilization allows Police Departments to conduct pre-enforcement patrols for Distracted Driving. The September National Distracted Driving Mobilization will be conducted between the dates of September 1-14, 2024 for a total of 45 hours, for a rate of \$70.00 per hour and a maximum amount of \$3,150; and

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

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

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

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NANCY A. BRETZGER
BOROUGH CLERK

MARK A. CORIGLIANO
MAYOR

RESOLUTION

BOROUGH OF PEAPACK AND GLADSTONE, SOMERSET COUNTY, NEW JERSEY

RESOLUTION NO. 174-24

TITLE: RESOLUTION APPROVING TUITUTION REIMBURSEMENT FOR POLICE OFFICER, ADAM CARUSO IN THE AMOUNT OF \$2,730.68

WHEREAS, Article 23 C of the PBA agreement dated January 1, 2022 through December 2024 states that the Borough of Peapack & Gladstone will reimburse ay full-time permanent officer in good standing hired after January 1, 2020 for credits taken in pursuit of a Bachelors or Master’s Degree in an area related to law enforcement; and

WHEREAS, Police Officer Adam Caruso has attended Youngstown State University for the summer of 2024; and

WHEREAS, Police Officer Adam Caruso has fulfilled all the requirements of the PBA agreement states.

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 CFO pay to Police Officer Adam Caruso the amount of \$2,730.68 for his summer courses.

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

RESOLUTION

BOROUGH OF PEAPACK AND GLADSTONE, SOMERSET COUNTY, NEW JERSEY

RESOLUTION NO. 175-24

TITLE: RESOLUTION TO APPOINT ANDREW J. BUTERBAUGH AS SUBCODE FIRE INSPECTOR

WHEREAS, the Subcode Fire Inspector resigned his position; and

WHEREAS, the Borough is in need of a Subcode Fire Inspector; and

WHEREAS, Andrew J. Buterbaugh who is a Subcode Fire Inspector with the Township of Bedminster and Chester; and

WHEREAS, the Borough Administrator recommends that Andrew J. Buterbaugh be hired to fill the 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 Andrew J. Buterbaugh is hereby appointed as Subcode Fire Inspector in the Borough of Peapack & Gladstone Construction Department at a salary of \$52.00 per hour, with an effective starting date of September 16, 2024.

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

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NANCY A. BRETZGER
BOROUGH CLERK

MARK A. CORIGLIANO
MAYOR

RESOLUTION

BOROUGH OF PEAPACK AND GLADSTONE, SOMERSET COUNTY, NEW JERSEY

RESOLUTION NO. 176-24

TITLE: RESOLUTION PROVIDING FOR THE INSERTION OF A SPECIAL ITEM OF REVENUE IN THE 2024 BUDGET FOR PEAPACK & GLADSTONE PLANNING GRANT PURSUANT TO N.J.S.A. 40A:4-87 (CHAPTER 159, P.L. 1948)

WHEREAS, N.J.S.A. 40A:4-87 provides that the Director of the Division of Local Government Services may approve the insertion of any special items of revenue in the budget of any County or Municipality when such item shall have been made by law and the amount thereof was not determined at the time of the adoption of the budget; and

WHEREAS, said Director may also approve the insertion of any item of appropriation for an equal amount.

NOW, THEREFORE, BE IT RESOLVED that the Borough Council of Peapack & Gladstone, County of Somerset, State of New Jersey hereby requests the director of the Division of Local Government Services to approve the insertion of items of revenue in the budget of the year 2024, in the amounts listed below, which items is now available as a revenue from NJ DEP:

2023 EMAA Grant

BE IT FURTHER RESOLVED that a like sum, be, and the same, hereby is appropriated under the above appropriation titles.

BE IT FURTHER RESOLVED that the Chief Financial Officer shall file an electronic Special Item of Revenue Resolution submittal form to the Division of Local Government Services.

Resolution No. 176-24

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. CORIGILANO
MAYOR

RESOLUTION

BOROUGH OF PEAPACK & GLADSTONE, SOMERSET COUNTY, NEW JERSEY

RESOLUTION NO. 177-24

TITLE: AUTHORIZATION TO PAY WESTCRAFT BUILDERS, INC. FOR WORK ASSOCIATED WITH THE LIBRARY RENOVATION PROJECT

WHEREAS, the Contractor, Westcraft Builders, Inc. has submitted Application and Certificate for Payment No. 1 on the above project; and

WHEREAS Westcraft Builders, Inc. has completed \$00.00 of their \$691,100.00 contract; and

WHEREAS Westcraft Builders, Inc. has previously invoiced the Borough for \$00.00 for their work completed; and

WHEREAS Westcraft Builders, Inc. has currently invoiced the Borough for \$55,482.64 for their work completed through August 29, 2024.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Peapack & Gladstone, County of Somerset, State of New Jersey that Application and Certificate for Payment No. 1 shall be and is hereby accepted; and

BE IT FURTHER RESOLVED, that a Certification of Availability of Funds has been supplied by the Borough Chief Finance Officer.

Introduced	Seconded	Borough Council	Aye	Nay	Abstain	Absent
		Jamie Murphy				
		Eric L. Quartello				
		Sergio Silva				
		Julie 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 contract. Monies are available in 12-288-56-300-009 – Friends of the Library Trust Fund (PO 8285).

Olu Ochei, CFO

RESOLUTION

BOROUGH OF PEAPACK & GLADSTONE, SOMERSET COUNTY, NEW JERSEY

RESOLUTION NO. 178-24

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				

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NANCY A. BRETZGER
BOROUGH CLERK

MARK A. CORIGLIANO
MAYOR

RESOLUTION

BOROUGH OF PEAPACK & GLADSTONE, SOMERSET COUNTY, NEW JERSEY

RESOLUTION NO. 179-24

TITLE: AUTHORIZATION FOR EXECUTIVE SESSION FOR CERTAIN SPECIFIED PURPOSES

BE IT RESOLVED, by the Mayor and Borough Council of the Borough of Peapack & Gladstone that in compliance with N.J.S.A. 10:4-12b et seq., this meeting will be closed to the public to discuss the following matters:

- Personnel
- Salaries

The matters considered in this Executive Session can be released to the public when the reasons for discussing and acting on it in closed session no longer exist.

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