



**MAYOR & COUNCIL
THE BOROUGH OF PEAPACK & GLADSTONE,
BOROUGH COUNCIL MEETING MINUTES
AUGUST 13, 2024**



The regular meeting of the Mayor and Council of the Borough of Peapack & Gladstone was held on Tuesday, August 13, 2024 via the GOTO Meeting platform and began at 7:01PM.

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

Mayor Corigliano led the Pledge of Allegiance.

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

Also present were: Nancy A. Bretzger, Borough Clerk/Administrator, Alex Fisher, Esq. sitting in for Steven Warner, Esq., Borough Attorney.

PUBLIC COMMENTS

No one came forward

OLD BUSINESS - None

NEW BUSINESS -None

MISCELLANEOUS DISCUSSION/APPROVALS

●Special Use Permit from Vibrant Productions LLC for a 2-day film shoot at Blairsden Mansion, October 15 and October 16, 2024 from 6:00AM to 9:00PM. Presented by Nancy Bretzger.

The Council discuss the hours, the amount of people, the fact that the days are school days and school buses go up Highland Avenue. Council President Sweeney asked that everyone be cognizant of the situation.

Motion made Council President Sweeney and seconded by Councilman Quartello to open the discussion up to the public, roll call taken, said motion passed unanimously.

Jim Petrucci, 72 Willow Avenue asked Mr. Melillo when he acquired Blairsden, how many events have been up there since that time and how is he marketing Blairsden.

Mr. Melillo said it was in April of 2021 or 2022, two or so events a year and it was previously marketed for photo shoots and so forth. He said a few months back we had some issues which brought this process to the Council's attention. He said in terms of marketing it is being promoted by the state and county who are bringing them these initiatives.

Mr. Petrucci asked how many of these events are booked that have not appeared before the Council yet.



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Mr. Melillo said this is the only one.

Mr. Petrucci addressed the Council and wanted to know what's in this for Peapack & Gladstone?

Mayor Corigliano stated other than maybe a credit in the back of the movie, there's really nothing in it for the town. It is a special use application just like if somebody wanted to put up a large tent in their backyard or a tent that would be put up at Ninety Acres for a wedding. It mostly benefits the person applying.

Mr. Petrucci asked if Peapack & Gladstone is receiving a monetary benefit for this?

Mayor Corigliano said no, other than a modest \$50 application fee. He also said he received a phone call from one of the Directors of the New Jersey Film Commission which is a state operated agency that promotes filming in New Jersey and who is also the Mayor of Clinton and advised him that this application was coming and asked that the Borough consider it. He said they have a mission of promoting filming in New Jersey.

Mr. Melillo added from the state's perspective and from the county's perspective, he thinks the benefit to Peapack & Gladstone is not a direct monetary payment but to create an economic activity. The crew and cast would be using the local eateries and using the local shops which would benefit the municipality.

Ben Nana with the Office of Economic Development for Somerset County then spoke and agreed with Mr. Melillo's point. In line with the state's initiative to have film and television production be a primary economic driver for revenue for the state. He said positions like his exist at a county level to help facilitate that from the state level down and it is his job to track the economic impact to a township. He said when he worked on a production in Montgomery, he tracked about \$27,000 in revenue to the municipality through catering, hardware store purchases or feeding the film rotation.

David Schoner, Associate Director, New Jersey Motion Picture and Television Commission spoke. The Film Commission used to be within the Secretary of State's office now they are housed in the New Jersey Economic Development Authority and their goal is about promoting and assisting filmmaking in New Jersey. He said Governor Murphy has a program that incentivized filmmakers to come to the state to spend money here, do local hires, and also workforce development programs. One of their workforce development programs is coming out of Raritan Valley Community College. He said the other part is how do we infuse local economies and have people shop at local stores, use local caterers use local hardware stores, hotels, whatever it may be. This has been part of a program that they have been doing for the last six years during the Murphy Administration.

Mr. Petrucci said that all makes sense.

He asked Mr. Melillo if they will be accessing through Matheny and onto Blair Drive.

Mr. Melillo said technically it will touch a portion of upper Blair that you are familiar with which is the portion from the driveway to the Matheny gate but it is circumventing from Main Street all the way up to that point.



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Mr. Petrucci is asking for some level of indemnification because they own a portion of the drive up to the midway point of Blair Drive and all the way back to where you go right onto his property. He would like the approval to require a condition that any approvals he is provided an indemnification that is reasonably satisfactory to them as well as the other property owners that might be affected on other events.

Mr. Melillo agreed to provide such indemnity and a Certificate of Insurance.

It was agreed upon that the Council will provide that wording cover this in the resolution that will be addressed later in the meeting.

Mr. Petrucci brought up the hours again and wanted to make sure there will be no activity prior to 6AM.

Mr. Melillo stated that the hours have been presented and they have gone through great strides to make it crystal clear that everyone knows the hours.

James Putrinelli, 4 Todd Avenue said Blairsden is on his property as well and expressed concerns.

Council President Sweeney suggested that everybody should get printed directions so they are not dealing with GPS that might take them an alternate route.

Mr. Melillo said he told them what platform to use and also with the Matheny address that actually makes it easier than using Blair Drive.

With no other public coming forward, Council Murphy made a motion to close public comment; seconded by Council President Quartello, roll call taken, said motion passed unanimously.

Mayor Corigliano stated the resolution stills needs to be passed. But regarding the Blairsden property, it is a unique asset in Peapack that is a private residence and it is not the intention of this Borough to ever allow this property to become a commercial venture; further the zoning doesn't allow for it. Our Borough Administrator, Nancy Bretzger has worked with Mr. Melillo to come up with a framework for a soft number of events that the Borough finds acceptable for both filming and nonprofit fundraising. He said he is comfortable with how Nancy is handling the application process. He mentioned there will be a social event at Blairsden in early October which is a fundraiser for Music in the Somerset Hills.

- Application for Use of Municipal Facilities from Peapack & Gladstone Branch of SCLSNJ to use Conference Room for a Book Discussion Group Meeting on Monday, 9/30 and Monday, 10/28. Presented by Nancy Bretzger.

- Application for Use of Municipal Facilities from Peapack & Gladstone Branch of SCLSNJ to use Gymnasium/Auditorium for Baby/Toddler and Toddler/Preschool Story times on Wednesdays in September and October. Presented by Nancy Bretzger.

- Application for use of Municipal Facilities from Peapack & Gladstone Branch of SCLSNJ to use the Conference Room for Book Discussion Group Meeting on Tuesday 9/10 and Tuesday 10/29. Presented by Nancy Bretzger.



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Nancy Bretzger addressed the three Applications for Use of municipal facilities from the SCLSNJ. They would like to use the Conference Room #3 that is across from the Library for book club discussion meetings. They would also like to use the gym for story times. These events will take place in September and October.

The Library did look at some other venues but did not have any luck in securing them. The dates do not conflict with other meetings. These activities would normally have been held in the library so it is the same amount of people that would have been coming in and out of the building at those times if the library had still been open.

Councilwoman Murphy asked if they would interrupt open gym time? Nancy said that open gym usually starts towards the beginning of November. The last Library event ends on a Friday at 3:00PM and open gym would begin after that time.

Consent from the Council on these three applications.

Mayor Corigliano complimented Councilwoman Weible for facilitating along with Marjorie Schiesswohl the relocation of the historic collection packed up from the Library and moved to the Historical Society of the Somerset Hills museum in Basking Ridge.

● Highland Trail Naming. Presented by Jamie Murphy.

Councilwoman Murphy said the new trail from the top of Highland Avenue down to Lake Road where at the base its adjacent to the Lake Club property on the left and to the right county property which eventually that trail will communicate with county property to create a path for residents to walk to Natirar, which has been referred to Jacob's ladder. This has been cleared, there are still some water drainage issues to deal with but she did walk the trail and said it is going to be great. She said in working with the County, they would like to know what Borough would like to name it. She said in looking at some old maps from the 1940's and some old survey maps, the road used to be called Hub Hollow so she was thinking of naming it Hub Hollow Trail. She wanted to get everyone's thoughts.

Councilman Corigliano explained why it was called Hub Hollow. It was because in the 19th Century there was a wheel hub manufacturing company where they made hubs for wagon wheels, hence Hub Hallow.

Mayor's Punch List. Presented by Mayor Mark Corigliano

Mayor Corigliano stated that he did a Mayor's punch list last year and quite a number of items were completed done. He came up with a Mayor's punch list for 2024 which he shared with the Council. He mentioned Councilman Quartello, Council President Sweeney and Councilwoman Murphy are really inundated with a lot of projects already and he is looking for help for them. He said so far two Councilpersons have responded back to him.

Council President Sweeney brought up the fact that this has always been a working Council. It's been more than just two meeting nights a month so we all sign onto rolling up our sleeves. Mayor Corigliano agreed and said that our Borough does not have the tax base of larger towns and we have to learn to do more with less and that is his reason for asking them to pitch in on some of the things.



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- Review of Council Meeting Scheduling. Presented by Mayor Mark Corigliano

Mayor Corigliano said that when the 2024 revised meeting schedule was set, he proposed a new Council schedule with meetings every three weeks, one meeting for July and one meeting for August. He had said mid-year, that new schedule would be reviewed mid-year. He wished to get the Councils' thoughts on the change.

The Council had a discussion on every three weeks for meetings. Overall, the schedule was well received and the Council thought it was going well. It was decided that Nancy will try to work the schedule for every three weeks for this upcoming year while working around the Fire Company's Meetings Convention.

MINUTES

Council President Sweeney made a motion; seconded by Councilman Silva to approve the Executive Session minutes as well as the Regular meeting minutes from July 16, 2024; roll call taken; said motion passed unanimously.

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

Mayor Corigliano stated that this has been postponed to the Mayor and Council meeting of September 10, 2024 at 7PM.

INTRODUCTION OF 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 \$56,100.00

Motion made by Councilwoman Murphy to introduce Ordinance 1145-2024; seconded by Councilman Quartello, roll call taken; said motion passed unanimously.

Mayor Corigliano said Ordinance 1145-2024 is introduced and shall be published in summary in the Bernardsville News and the public hearing shall be held on September 10, 2024 at 7:00PM.

Mayor Corigliano stated that this Ordinance allows us the fully fund the deposit for the fire truck this year and it needed to be done after we passed our capital ordinance.

RESOLUTIONS

RESOLUTION NO. 151- 24 APPROVING AN ALCOHOLIC BEVERAGE COMMISSION SOCIAL AFFAIRS PERMIT FROM MUSIC IN THE SOMERSET HILLS, INC. FOR A FUNDRAISING EVENT AT BLAIRSDEN MANSION, PEAPACK, NEW JERSEY ON OCTOBER 5, 2024



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RESOLUTION NO. 152-24 APPROVING AN ALCOHOLIC BEVERAGE COMMISSION SOCIAL AFFAIRS PERMIT FROM COUNTRYSIDE ALLIANCE OF SOMERSET HILLS FOR A FUNDRAISING EVENT AT NATIRAR, PEAPACK, NEW JERSEY ON OCTOBER 5, 2024

RESOLUTION NO. 153-24 RESOLUTION ACCEPTING THE RESIGNATION FROM STELLARIO D'URSO FROM THE ENVIRONMENTAL AND SHADE TREE COMMISSION FOR THE BOROUGH OF PEAPACK & GLADSTONE

RESOLUTION NO. 154-24 RESOLUTION FOR MAYORAL APPOINTMENT FOR THE BOROUGH OF PEAPACK & GLADSTONE TO THE ENVIRONMENTAL AND SHADE TREE COMMISSION

RESOLUTION NO. 155-24 RESOLUTION FOR RENEWAL OF PLENARY RETAIL CONSUMPTION LIQUOR LICENSE FOR THE PERIOD OF JULY 1, 2023 TO JUNE 30, 2024-HEG BEVERAGE, LLC

RESOLUTION NO. 156-24 RESOLUTION TO ENTER INTO AN AGREEMENT WITH VISUAL COMPUTER SOLUTIONS, INC. FOR A PROPRIETARY SERVICES AGREEMENT FOR JOBS4BLUE SERVICES

RESOLUTION NO. 157-24 A RESOLUTION AUTHORIZING THE SUBMISSION OF AN APPLICATION FOR DEVELOPMENT TO THE LAND USE BOARD FOR THE BOROUGH OF PEAPACK AND GLADSTONE, ON BEHALF OF THE BOROUGH, AS THE APPLICANT AND OWNER, SEEKING ALL NECESSARY RELIEF FOR THE SUBDIVISION OF THE REAL PROPERTY DESIGNATED AS BLOCK 8, LOT 16 ON THE TAX MAPS FOR THE BOROUGH OF PEAPACK AND GLADSTONE AND FURTHER AUTHORIZING THE SALE OF REAL PROPERTY BY THE BOROUGH OF PEAPACK AND GLADSTONE

RESOLUTION NO. 158-24 RESOLUTION AUTHORIZING BOROUGH POLICE DEPARTMENT TO PARTICIPATE IN DISTRACTED DRIVING FOR THE AUGUST NATIONAL DISTRACTED DRIVING ENFORCEMENT MOBILIZATION AUGUST 1 – AUGUST 23, 2024

RESOLUTION NO. 159-24 RESOLUTION AUTHORIZING BOROUGH POLICE DEPARTMENT TO PARTICIPATE IN THE DRIVE SOBER END OF SUMMER EVENT FROM AUGUST 16 TO SEPTEMBER 2, 2024 BETWEEN THE HOURS OF 7PM AND 2AM

RESOLUTION NO. 160-24 RESOLUTION AUTHORIZING AGREEMENT BETWEEN THE BOROUGH OF PEAPACK & GLADSTONE AND WARREN BLUE RIDGE SPORTSMAN FOR HUNTING RIGHTS LICENSE ON PUBLIC PROPERTY FOR THE PURPOSE OF DEER CULLING FROM SEPTEMBER 14, 2024 TO FEBRUARY 15, 2025

RESOLUTION NO. 161-24 RESOLUTION PROVIDING FOR THE INSERTION OF A SPECIAL ITEM OF REVENUE IN THE 2024 BUDGET FOR A RECYCLING TONNAGE GRANTS PURSUANT TO N.J.S.A. 40A:4-87 (CHAPTER 159, P.L. 1948)

RESOLUTION NO. 162-24 RESOLUTION PROVIDING FOR THE INSERTION OF A SPECIAL ITEM OF REVENUE IN THE 2024 BUDGET FOR FY2024 CLEAN COMMUNITIES GRANT PURSUANT TO N.J.S.A. 40A:4-87 (CHAPTER 159, P.L. 1948)

RESOLUTION NO. 163-24 RESOLUTION PROVIDING FOR THE INSERTION OF A SPECIAL ITEM OF REVENUE IN THE 2024 BUDGET FOR ALCOHOL ED REHAB FUND DWI PURSUANT TO N.J.S.A. 40A:4-87 (CHAPTER 159, P.L. 1948)

RESOLUTION NO. 164-24 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. 165-24 RESOLUTION TO APPROVE A SPECIAL USE PERMIT FOR VIBRANT PRODUCTIONS, LLC FOR A 2-DAY FILM SHOOT AT BLAIRSDEN MANSION, 30 BLAIR DRIVE, PEAPACK, NEW JERSEY

RESOLUTION NO. 166-24 RESOLUTION CONSENTING TO THE PROPOSED NORTHEAST, UPPER RARITAN AND LOWER RARITAN/MIDDLESEX COUNTY WATER QUALITY MANAGEMENT (WQM)



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PLAN AMENDMENT

RESOLUTION NO. 167-24 *RESOLUTION TO AUTHORIZE THE EXECUTION OF A FOURTH AMENDMENT TO THE DEVELOPER’S AGREEMENT FOR NATIRAR RESORT DEVELOPMENT, LLC*
RESOLUTION 169-24 *RESOLUTION ACCEPTING THE RESIGNATION FROM LOGAN WEIMER FROM THE DEPARTMENT OF PUBLIC WORKS FOR THE BOROUGH OF PEAPACK & GLADSTONE*

Resolutions 156-24, 160-24, 165-24 and 167-24 will be pulled and discussed.

Consent Agenda vote for Resolutions 151-24 through 169-24 excluding 156-24, 160-24, 165-24 and 167-24; motion made by Councilman Quartello; seconded by Councilwoman Murphy; roll call taken; said motion passed unanimously.

RESOLUTION NO. 156-24 *RESOLUTION TO ENTER INTO AN AGREEMENT WITH VISUAL COMPUTER SOLUTIONS, INC. FOR A PROPRIETARY SERVICES AGREEMENT FOR JOBS4BLUE SERVICES, motion made by Council President Sweeney, Seconded by Councilman Silva to pass the Resolution*

Discussion

Council President Sweeney said this is a good program. May police departments in the state use it to schedule their outside jobs (off duty), however we have an ordinance that says how much we can charge and under the contract with Jobs 4 Blue, they charge the entity that is hiring our police an 8 percent surcharge on top of what our fees are. The ordinance does not allow for such a charge. We need to come at it from the Ordinance first and then we can talk about entering into a contract with them. He motioned to table this Resolution until a future meeting, Councilman Quartello seconded the motion, roll call taken; said motion passed unanimously.

This will be tabled until further work.

RESOLUTION NO. 160-24 *RESOLUTION AUTHORIZING AGREEMENT BETWEEN THE BOROUGH OF PEAPACK & GLADSTONE AND WARREN BLUE RIDGE SPORTSMAN FOR HUNTING RIGHTS LICENSE ON PUBLIC PROPERTY FOR THE PURPOSE OF DEER CULLING FROM SEPTEMBER 14, 2024 TO FEBRUARY 15, 2025, motion made by Council President Sweeney, seconded by Councilman Silva*

Discussion

Councilwoman Sueta wanted confirmation that the homeowner is contacted if one of the hunters is on their property. Council President Sweeney stated that is it the Police Department’s responsibility to contact the homeowner. She also wanted to confirm that the meat is donated. Council President Sweeney stated that it is however the hunters will take some as well.

Roll call taken; said motion passed with Councilwoman Sueta voting no.

RESOLUTION NO. 165-24 *RESOLUTION TO APPROVE A SPECIAL USE PERMIT FOR VIBRANT PRODUCTIONS, LLC FOR A 2-DAY FILM SHOOT AT BLAIRSDEN MANSION, 30 BLAIR DRIVE, PEAPACK, NEW JERSEY, motion made from Councilwoman Murphy, seconded by Councilman Quartello; roll call taken, said motion passed unanimously.*



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RESOLUTION NO. 167-24 *RESOLUTION TO AUTHORIZE THE EXECUTION OF A FOURTH AMENDMENT TO THE DEVELOPER’S AGREEMENT FOR NATIRAR RESORT DEVELOPMENT, LLC. Motion made by Councilwoman Murphy, seconded by Council President Sweeney.*

Discussion

Councilman Quartello stated that he is displeased with the wording with the penalty not to exceed \$45,000. Some of the Council members wanted to know if it was typical to cap it.

Council President Sweeney stated that this is a unique issue and we have never had anything like this before. This was a negotiated Developer’s Agreement and the \$45,000 cap is part of a penalty if the Affordable Units are not completed by the 2nd revised completion date.

Mayor Corigliano stated that this certainly is a unique situation. When the Borough had crafted the settlement agreement with Matheny, which was far more complex, there were no penalties but this one is different and the Borough feels we need to put in penalties. We have not built any affordable housing in town during our time. This is all new to us. The Borough has made commitments and contracts to Fair Share and the court that the Borough will see that these be build. Another deterrent could be that the Borough will not give a CO for the hotel until these units are complete so the hotel would be operating under a TCO. If the units are not completed the Borough could at some point in time not renew the TCO. This project is already delayed and its start is imminent. These will be prefab builds and the developer informed the Borough there has been a delay in making the pre fabs. The site plan should have been already approved. The Borough has committed not only \$500,000 but the land which the Borough is donating. The other situation is that we are obligated to build these and if the builder does not than the Borough will have to, funding them by bonding. Mayor Corigliano polled the Council if they thought the amount of \$45,000 is a good number. He said he personally feels that Council President Sweeney plugged in the right numbers and advocated to get those numbers accepted by the developer.

Roll call was taken; Council Quartello abstained, the said motion passed.

BILLS LIST

RESOLUTION NO 168-24 *Approval of Bills as signed and listed on the Bill Payment List Total Amount: \$1,682,485.21*

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

Council Reports

Council President Sweeney reported on the Police Department. Officer Ortiz is being loaned out to the County for the next three weeks. He said that he is not usually happy when this happens, but usually it happens that we lose them for six months and we are paying their salary. But this is three weeks and he will gain valuable experience. The next item is car number 1, the transmission has failed. He indicated that this vehicle is due for replacement is 2025. He feels it is time for the transmission to get done now.



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Councilwoman Sueta has a person who she thinks they can get an estimate from and Nancy Bretzger said they can also get an estimate from Brad Fagan or James Keith, the Borough's mechanic from a place they use in Chester.

Nancy Bretzger mentioned in her Administrator's report that Suzie Givone and Brad Fagan have been working together to get some of the Borough's equipment that had been retired and the Borough was no longer using sold. Suzie listed the information on GovDeals and the eight vehicles got sold and brought in \$25,155 that will go into as MRNA this year.

Mayor's Executive Summary

None for this meeting.

Public Comment

Rebecca Trailstead, 7 Apgar Avenue commented on R-167-24. She commended Councilman Quartello for abstaining. She said basically you have given the developer his fine in advance and for those of us that live on Apgar we have been waiting with baited breath for this to happen with little understanding of what is going on and why. She asked if they can expect the application to be with the Land Use Board next month?

Mayor Corigliano replied it is forthcoming. We don't know when it will be presented in front of the Land Use Board because our professionals still have to review and comment on the application which is usually a 6-month process.

The conversation ensued.

Ms. Trailstead does not feel the fine of \$45,000 is enough of a penalty for him considering how much a hotel room will be and the cost to have a wedding at Natirar.

With no other public comment, Mayor Corigliano closed public comment.

With no further business, Councilman Quartello motioned to adjourn the meeting at 8:25pm, seconded by Councilman Silva, all in favor motion passed unanimously.

Respectfully submitted,

Nancy A. Bretzger

Nancy Bretzger, Borough Clerk