



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



The regular meeting of the Mayor and Council of the Borough of Peapack & Gladstone was held on Tuesday, September 10, 2024 and began at 7:00PM.

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: Councilman Quartello, Councilman Silva, Councilwoman Sueta, Council President Sweeney, Councilwoman Weible and Mayor Corigliano

Absent: Councilwoman Murphy

Also present were: Nancy A. Bretzger, Borough Clerk/Administrator, Steven Warner, Esq., Borough Attorney and Roger Thomas, Zoning Board Attorney

PUBLIC COMMENTS

Karen Chase, 72 Mendham Road, thanked the Borough for their volunteerism. She stated that she had corresponded with the Council and in particular Councilman Quartello regarding the speeding and traffic on Mendham Road. She said there was a study done on this matter and Councilman Quartello said that it was in the 85th percentile of speeding above the 35 miles per hour coming in and out of town. She did have the offer to ride with the police and does not have any doubt that they are doing their job. She said there is a significant problem. She walks every day and sees a lot of people speeding coming out of Mendham Road around Jackson. She said they come flying down and try to take the turn. A resident was almost hit. She would like to know what can be done in the Community because they do have a population of people who like to be out and about. She is happy to help in anyway but she wants to highlight this matter again. Things are changing and this cute little town that did not have a lot of traffic is not that town any longer. She also asked if someone is unable to attend an evening meeting, is there another format in order to get their concerns heard?

Mayor Corigliano told her if there is an individual Council member that handles a certain issue, one is allowed to reach out to that Council member. We typically do not accept issues via email. We do require to put things on the record and for residents to show up in person.

In regards to the speeding issue, Ms. Chase was referred to the Roads Chairman, Councilman Silva. Mayor Corigliano asked him to reach out to Chief Ferrante and Sargent Scanlon in regard to speeding on Mendham Road.

Council President Sweeney suggested reaching out to the County traffic control because it is a County road and they alternate means to slow down traffic.

Andrew Pfitzmeyer, 5 Brook Street, questioned the safety of public workers on Brook Street. He said it seems that when contractors are coming in and out of the public works site they are doing excessive



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



speeds. He asked if there could there be a guardrail or some safety measure because when they come around the corner, they are grazing his grass and pretty close to where the fire hydrant is.

His second question was on the trails, he wanted to know if there was a date of when the bridge is going in on Brook Street.

Mayor Corigliano stated this is not in budgeting plans at the moment. This will probably be a half million-dollar project and it will require the Borough of Peapack and Gladstone to apply for grants.

Karen Chase, 72 Mendham Road, thanked the Council for navigating the entire situation with the geese. She said she walks in the park and they are back and she is curious as to what the practice is that we are going to do right now.

Councilman Quartello stated that the geese were taken, they do not know by who or how which prevented the USDA from pursuing the euthanasia. We are hopeful they would not return. There has been a handful coming back here and there and they have been leaving within a day or so. The flock you see now is around 15 or 17 which is much less than what we had previously. We have installed some more strobe lights; the USDA has been coming and continuing the non-lethal methods to detract them. We plan to continue to work with USDA regarding further action next spring.

Mayor Corigliano said he believes the geese that are coming now are not the resident geese to the Borough but rather mitigatory geese that come for a while and then leave.

OLD BUSINESS

●Tennis Courts- Nancy Bretzger

Nancy Bretzger, Borough Administrator stated the insurance company came out and did a site visit and examination of all the playground areas in the Borough and they advised us because of the crack in the tennis courts, we should close them for now. Between Brad Fagan and she, they have talked with Bill Ryden and he said the courts could be torn down and new courts put down. There has been some talk about moving it somewhere else. Mrs. Bretzger said we need to have a discussion on what our next steps will be. She said daily she has had calls about when the courts will be opened again. She indicated that by the time the Borough bids the job, work would not start until the spring. Bill Ryden said if we move the tennis courts to a different area it will roughly be \$350,000 to \$400,000. If we keep them where they are, it will be roughly \$250,000 to \$300,000.

Councilman Sweeney said he would like to see them stay. The Borough does not have a lot of vacant space. He would like to explore if there might be some way to preserve the courts. He said the courts were represented to be good for 15 years and we have gotten 10 years out of them.



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



Mayor Corigliano stated that he would like to continue the conversation when Councilwoman Murphy is present. He would like to have a discussion on relocating them. He does not think they were well sited when they were put in at Komline. They are out in the middle of a big field and you have to walk out into the field to get to them. The field is often thick with brush and it might be better to have them in a more sheltered protected spot where the water table might not be so high.

Discussion will be carried to the next meeting, October 8, 2024.

NEW BUSINESS

●Solar Panels- Councilwoman Sueta

Councilwoman Sueta read from a prepared statement and stated that She, Nancy Bretzger, Brad Fagan, DPW Director and Eric Quartello, Councilman recently met with Tom Voss of Basking Ridge-based Viron Energy to discuss the possibly of switching to solar with battery back up at the DPW and Sewer facilities. Mr. Voss is a hydrologist and has been in the environmental field for over 30 years. He is the founder of Viron Energy, initially an environmental remediation agency. 13 years ago, Viron expanded into solar power. Mr. Voss is an active member of Bernardsville Environmental Commission, the Bernardsville Township Green Team and has worked with many businesses and also has worked with the NJ Department of Environmental Protection. He holds certifications in green advantage an environmental certification for building related construction. He also maintained an advanced LEED certification which is US Green Buildings Council Leadership and Energy and Environmental Design which supports his knowledge of green building. He presented a plan for DWP and the sewer plant to switch to a hybrid plan solar energy with battery backup. Through the Inflation Production Act the Borough would be eligible for 30% cost reimbursement with recent changes to USDA grants. Peapack Gladstone would be a candidate for an additional 50% reimbursement through the Treasury. If granted, 80% of the entire costs would be paid. The total project cost would need to be budgeted into capital funds with availability to commence the project. Monies would be paid out during different phases of the proposed work and we would have to wait for reimbursement until after the project's completion. Trenton provides for the approval and deadlines for applications which are by quarter. The next deadline is September 30th, then December 30th, then March 30th. It is estimated that this process would take two months since there would need to be an Ordinance in place in order to move forward. She said because of the time involved, the December 30th deadline seems more viable if Council is interested in moving forward. The proposal would include two systems, one each at the DPW building and one for the sewer facility. The one for the DPW would be on the grass behind the vehicle garage. The one for the sewer would serve as a carport and would run essentially the length of the parking spaces. It is estimated that both structures would be 15 feet in height, 20 feet deep and 50 to 75 feet long. Both areas would be able to house the structures very easily.



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



In addition to them being ideal in space, they are both ideal as far as the direction of the sunlight. There is an additional cost for battery backup for system. It is estimated that the site would require 90 KW. The battery backup is included in the cost and would also be eligible for grants. The battery would be automatic transfer switch which is instantaneous in an event of a power loss. This is not the case with the current generator. It usually takes a few seconds for the current backup system to turn on. The instant power shed would be a benefit to sewer management when experiencing an interruption of power. Mr. Voss would do all of the paperwork related to the grants submitted to the state. This would be in the form of two separate applications. Peapack Gladstone would need to submit the financials separately. The system would take two to three days to install. The timeline for installation would be about 4 weeks from the time the grants were approved. There is a 25-year warranty on the entire system which includes the micro convertor and solar panels. The state requires Viron Energy to monitor the system for five years and Viron also offers their own 5-year warranty. Because this is a new service contract would be required for the first 5 years. After the 5 years the monitoring charge would be minimal. The system would eliminate the electric bill for the DPW and for the Sewer Authority. We would also receive income from the change. It is estimated that the Sewer building would pay for itself in two to three years and DPW building in three to four years. The total out of pocket after reimbursement is estimated at \$109,800.00. The total cost of the project would be \$549,000.00 including the batteries.

Mayor Corigliano stated the Borough would have to come up with \$550,000 and we would get \$400,000 back over time. He also indicated that this project would have to go out for an RFP or for bid.

Council President Sweeney asked how this would work with public bidding.

Nancy Bretzger stated because this is such a specific type of work that is being done and there are not many companies that do this in New Jersey that we may not have to go out for bid. She will check with Michael Pitts the Borough's Qualified Purchasing Agent.

Councilman Quartello said he would like to get at least one other quote.

Mayor Corigliano asked Nancy Bretzger to look into the actual years before financial payback and look into financials and projections supporting the statement.

Council President Sweeney expressed a concern with the roof. If the solar is installed on the roof, the Borough would want to make sure the roof is in good condition.

More discussion ensued on this.

Mayor Corigliano asked Councilwoman Sueta to reach out to former Councilman Gian-Paolo Caminiti. He worked for Mitsubishi Solar Systems for many years and has a wealth of knowledge on this topic.



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



Councilman Quartello stated that he sent an email to the Council with a video from the National Fitness Campaign which is outdoor exercise facilities. You can use half the size of a tennis court for the equipment portion of it and then there is a full-size tennis court with a glass component. The grants right now are between \$30,000 to \$50,000 for municipalities to have it installed. The total cost has been ranging from \$180,000 to \$275,000 so our cost would be between \$150,000 to \$225,000. He asked if the Council if this is something to explore. I think it is a nice offering for the residents.

The Council would like to look into this.

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

Nancy Bretzger said the application has been completed satisfactorily.

A member from Somerset Hills Education Foundation stated that this is a fundraiser and it is a family-fun event. They did this last year and it was enjoyed by many and they would like to have it again this year.

Consent from Council for this event.

MINUTES

Councilman Quartello made a motion; seconded by Councilman Silva to approve the Regular meeting minutes from August 13, 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

Rodger Thomas, Peapack & Gladstone Borough Attorney stated that this a matter that has been coming before the Land Use Board for some considerably period of time. He stated that Pfizer had decided to close their facility. There has been discussion at the Land Use Board meetings indicating what is going to happen with the Pfizer Facility. It is a major component of Peapack & Gladstone's tax base and there have been different options that have been suggested with regards to what is going to be happening and what Pfizer chooses to do with the property. There have been options in his opinion and the Land Use Board's opinion that would not be beneficial to Peapack & Gladstone. This option before the Council now has been discussed, rediscussed, drafted, modified and has been the subject matter of an amendment to the Master Plan which is the responsibility of the Land Use Board. They have investigated it held a public hearing and ultimately adopted the amendment because they do feel very strongly that this particular plan is one that will be very strongly beneficial to the Municipality. The repurpose will be intended for



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



senior citizen housing with other facilities that will benefit the residents of that community. It also includes an extended stay facility, other commercial use spaces and medical facilities. The important thing is that it provides a continued tax base for Peapack & Gladstone. This will also provide for Round 4 of Affordable Housing that has started now and will begin in January of 2025. He said what's important is that the Borough is not only getting component of not only a taxable base, there will also be an opportunity to provide for not only what he thinks, but the Land Use Board and the Borough's Planner who has extensive experience in this kind of a situation, the Borough will be providing for senior housing which is a necessity and those of us who are baby boomers are all getting older and there is a need for senior housing. The feeling of the Land Use Board and the Planner, that this is a project that will be successfully based on that demographics alone. It will also provide for Affordable Housing with the upcoming Round. There is a new Round 4 provision that is now required. It is different in that in theory it is not part of the judicial process right now. The Borough will be required to having additional affordable housing and this project will assist in meeting that goal. There will also be a dedication of additional open space for the benefit of the municipality. It will include additional opportunities for trails and other amenities. As the Land Use Board Attorney, he is urging the Council to adopt it.

Mayor Corigliano read the title of the Ordinance.

Motion made by Council President Sweeney to open the public hearing for this ordinance; seconded by Councilwoman Weible, roll call taken, said motion passed unanimously.

No public comment.

Motion made by Council President Sweeney to close the public hearing; seconded by Councilwoman Weible, roll call taken, said motion passed unanimously.

Motion to adopt Ordinance 1142-2024 made by Council President Sweeney; seconded by Councilwoman Weible, roll call taken, said motion passed unanimously.

Mayor Corigliano stated that Ordinance 1142-2024 is adopted and shall be published by title only in the Bernardsville News in accordance with the law.

Rodger Thomas congratulated the Council and stated that he feels they just did something magnificent for the Borough.

PUBLIC HEARING 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

Mayor Corigliano read Ordinance 1145-2024 by title.

Motion made by Councilman Quartello; seconded by Councilman Silva to open the public hearing for the ordinance, roll call taken; said motion passed unanimously.

No public comment.



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



Motion made by Council President Sweeney to close the public hearing; seconded by Councilwoman Sueta, roll call taken; said motion passed unanimously.

Motion made by Council President Sweeney to adopt Ordinance 1145-2024, seconded by Councilwoman Weible, roll call taken; said motion passed unanimously.

Mayor Corigliano stated that Ordinance 1145-24 is adopted and shall be published by title only in the Bernardsville News in accordance with the law.

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

Consent vote taken for Resolutions 170-24 to 177-24. Motion made by Councilwoman Weible; seconded by Councilman Silva, roll call taken; said motion passed unanimously.

BILLS LIST

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

Motion made by Councilman Quartello; seconded by Councilman Weible to approve the Bills List, roll call taken; said motion passed unanimously.

Council Reports

Council President Sweeney stated that the Tucker Property Contract has been revised. It is still 100% non-Borough financed. The Survey will need to be redone. The cost to do the survey has gone up



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



because the appraisal expired and needed to be redone and property values have gone up but still it will be a zero cost to the Borough.

Borough Attorney Steve Warner stated that on September 18th the Land Use Board Attorney, Rodger Thomas will be hearing the application by the Borough for the Sara Kay Lot for the subdivision of the lot to one housing lot as well as a smaller lot for public purpose, a park.

Mayor's Executive Summary

Mayor Corigliano stated that the Council received the Mayor's Punchlist via email. He advised the new councilmembers to use senior Council members to help guide them through the steps. The plan is to assist the administrator with these items and move them along.

Councilman Silva is going to follow up with the speeding on Mendham Road.

Councilman Quartello is following up on the tennis court options and the fitness campaign.

Brad Fagan will follow up with speeding at DPW garage.

Councilwoman Sueta will reach out to former Councilman Gian-Paolo Caminiti.

Public Comment

No public comment

Motion made by Councilman Quartello to go into Executive Session; seconded by Councilman Silva, roll call taken; said motion passed unanimously. Regular meeting ended at 8:01PM. Council went into Executive Session at 8:05PM.

The Council returned to regular business at 8:35PM. Borough Attorney stated that the entire governing body is back in regular session; roll call; said motion passed unanimously.

With no further business, Councilman Quartello motioned to adjourn the meeting at 8:37pm, seconded by Council President Sweeney, all in favor motion passed unanimously.

Respectfully submitted,


Nancy Bretzger, Borough Clerk