

**Borough of Peapack & Gladstone  
Land Use Board**

**January 16, 2019**

**Reorganization meeting.**

Attorney Roger Thomas assumed the chair for this portion of the meeting.

**Opening Statement:** Adequate notice of this meeting of the Land Use Board of the Borough of Peapack & Gladstone was given to the Courier News on January 5, 2018 and was posted at the Municipal Complex, 1 School Street, Peapack; The Peapack Post Office, 155 Main Street, Peapack; and the Gladstone Post Office, 266 Main Street, Gladstone, New Jersey on January 19, 2018.

**Salute to the Flag**

**Swear in members**

The following members were sworn into the office as members of the Land Use Board by attorney Roger Thomas.

- Mayor Gregory Skinner, Class I – 12-31-21
- David DiSabato, Class IV – 12-31-22
- Greg Yannaccone, Class IV – 12-31-22
- Chris Downing, Class IV – 12-31-22
- Mark Corigliano, Class III – Term 12-31-19
- Kingsley W. Hill, Class II – Term 12-31-19
- Judith Silacci, Class IV – 12-31-22
- Peter Sorge, Class IV – alternate # 1 – 12-31-20
- Lisa Saunders, Class IV – alternate # 3 – 12-31-20

**Roll Call:**

**Present:**

Greg Yannaccone, Chairman  
Mayor Greg Skinner  
Susan Rubright  
Mark Corigliano, Councilman  
Joan Dill  
Kingsley Hill  
David DiSabato  
Chris Downing  
Judy Silacci  
Peter Sorge, Alternate # 1  
James Heck, Alternate # 2  
Lisa Saunders, Alternate # 3  
Matte Sutte, Alternate # 4

**Absent:**

None

**Also Present:**

Roger Thomas, Esq. Board attorney

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John Szabo, Borough Planner  
William Ryden, Borough Engineer

The meeting commenced at 7 p.m. Mr. Thomas chaired the meeting until the election of the Chairman.

**Election of Chairman for 2019:**

Joan Dill nominated Greg Yannaccone for the position of Chairman for 2019; Judy Silacci seconded the nomination and since there were no other nominations for this position, the ballot was closed and the motion was approved by the following roll call vote:

**AYES:** Greg Skinner; Mark Corigliano; Susan Rubright; Joan Dill; Kingsley Hill; David DiSabato; Chris Downing; Judy Silacci; Peter Sorge; James Heck; Lisa Saunders and Matte Sutte.

**NAYS:** None

Upon the election of Mr. Yannaccone, Mr. Thomas then turned the meeting over to Chairman Yannaccone.

**Election of Vice-Chairman for 2019**

Greg Yannaccone nominated Susan Rubright as Vice-Chairman for the year 2019; Mark Corigliano seconded the motion which was approved by the following roll call vote:

**AYES:** Greg Yannaccone; Greg Skinner; Mark Corigliano; Joan Dill; Kingsley Hill; David DiSabato; Chris Downing; Judy Silacci; Peter Sorge; James Heck; Lisa Saunders and Matte Sutte.

**NAYS:** None

**Nominations for Assistant to Secretary:**

Greg Yannaccone moved to nominate Judy Silacci as assistant to the Secretary; Joan Dill seconded the motion which was approved by the following roll call vote:

**AYES:** Greg Yannaccone; Greg Skinner; Mark Corigliano; Joan Dill; Kingsley Hill; David DiSabato; Chris Downing; Susan Rubright; Peter Sorge; James Heck; Lisa Saunders and Matte Sutte.

**NAYS:** None

**APPOINTMENT OF PROFESSIONALS:**

Greg Yannaccone moved to adopt the resolution appointing the Attorney Roger Thomas, Planner John Szabo, and Engineer William Ryden for the year 2019; Joan Dill seconded the motion which was passed by the following roll call vote:

**AYES:** Greg Yannaccone; Greg Skinner; Mark Corigliano; Joan Dill; Kingsley Hill; David DiSabato; Chris Downing; Judy Silacci; Peter Sorge; James Heck; Susan Rubright; Lisa Saunders and Matte Sutte.

**NAYS:** None

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**APPOINTMENT OF THE CLERK OF THE BOARD FOR 2019.**

Greg Yannaccone moved to appoint Sarah Jane Noll as the Clerk/Secretary of the Board for 2019; Susan Rubright seconded the motion which was passed by the following roll call vote:

**AYES:** Greg Yannaccone; Greg Skinner; Mark Corigliano; Joan Dill; Kingsley Hill; David DiSabato; Chris Downing; Judy Silacci; Peter Sorge; James Heck; Susan Rubright; Lisa Saunders and Matte Sutte.

**NAYS:** None

**OFFICIAL NEWSPAPER:**

Greg Yannaccone moved to adopt the resolution designating the Official newspapers which are the Courier News and Bernardsville News; location for posting of notices and the fee to be paid by any person requesting individual notice of meetings; Judy Silacci seconded the motion which was passed by the following roll call vote:

**AYES:** Greg Yannaccone; Greg Skinner; Mark Corigliano; Joan Dill; Kingsley Hill; David DiSabato; Chris Downing; Judy Silacci; Peter Sorge; James Heck; Susan Rubright; Lisa Saunders and Matte Sutte.

**NAYS:** None

**MEETING DATES:**

Greg Yannaccone moved to adopt the resolution setting the meeting dates for 2019; Judy Silacci seconded the motion which was passed by the following roll call vote:

**AYES:** Greg Yannaccone; Greg Skinner; Mark Corigliano; Joan Dill; Kingsley Hill; David DiSabato; Chris Downing; Judy Silacci; Peter Sorge; James Heck; Susan Rubright; Lisa Saunders and Matte Sutte.

**NAYS:** None

The reorganization portion of the meeting was adjourned at 7:10 p.m. and the regular meeting started.

**January 16, 2019 MEETING**

**Roll Call:**

Greg Yannaccone, Chairman  
Mayor Greg Skinner  
Susan Rubright  
Mark Corigliano, Councilman  
Joan Dill – left the meeting before the public hearing of Pfizer  
Kingsley Hill  
David DiSabato  
Chris Downing  
Judy Silacci  
Peter Sorge, Alternate # 1  
James Heck, Alternate # 2  
Lisa Saunders, Alternate # 3

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Matte Sutte, Alternate # 4

**Absent:**

None

**Also Present:**

Roger Thomas, Esq. Board attorney  
John Szabo, Borough Planner  
William Ryden, Borough Engineer

**Public Hearing:**

**Application # 2018-008** – Pharmacia & Upjohn c/o Pfizer Inc., Block 20, Lot 10 -  
US Route 206 and Holland Ave. – ORL (Office Research Zone)  
Seeking **preliminary and final site plan approval** with related variance relief to expand  
its parking facilities.

Craig M. Gianetti, Esq. was present representing the applicant.  
Geoff Goll, from Princeton Hydro was present.  
Rob Moschello. P.E. from Gladstone Design

Joan Dill advised Chairman Yannaccone that she is a retired employee of Pfizer and  
receiving a pension. Ms. Dill was excused from hearing the application and left the  
meeting.

Greg Skinner advised that he has worked part time in the past for the applicant however  
feels that he can hear this application.

Mr. Gianetti reviewed the application applied for by the Pfizer facility with the board.  
The parking spaces are being increased from 1,295 to 1,695; the additional spaces will  
bring the property into conformance with the current ordinances. A variance is needed in  
order to permit several of the parking spaces in the front yard setback along the Rt. 206  
frontage. There will be testimony on grade and slope.  
A waiver from the completeness checklist # 18 which requires cross sections and profiles  
must be addressed by the Board. Mr. Ryden advised that he has no problem with granting  
this waiver.

Judy Silacci moved to grant the waiver of checklist item #18; Kingsley Hill seconded the  
motion which was passed by the following roll call vote:

**AYES:** Greg Yannaccone; Greg Skinner; Mark Corigliano; Joan Dill; Kingsley Hill;  
David DiSabato; Chris Downing; Judy Silacci; Peter Sorge; James Heck; Susan  
Rubright; Lisa Saunders and Matte Sutte.

**NAYS:** None

**The application is deemed complete on this date.**

Mr. Moschello was sworn in and was accepted as an expert witness.

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Mr. Moschello gave a copy of the power point presentation on a CD to the Secretary. He testified that 149 acres are held by Pfizer but the discussion this evening only includes Lot 10 in Block 20. Using the power point presentation, he described the layout and access thru lot 9 owned by FinPro. The main access is thru the interchange off of Rt. 206. There are currently 2 parking garages and a garage under the building. The stream on the property is classified as a C-1 stream so it has 300' Riparian buffers. There are no wetlands within the area where the parking is proposed. According to the testimony of Mr. Moschello, there are not many areas where parking can be proposed because of the environmental constraints on the property. There are adequate sight distances at the locations mentioned in Mr. Ryden's report. There is a 15 mph posted speed limit. The corner of the parking lot is positioned on the access easement for the property owner across Route 206. Mr. Moschello does not feel this has an impact on that property.

A Site plan rendering showed the proposed parking and the number of spaces in each parking area. Additional sidewalks will be installed. No ADA spaces are being proposed. There is already adequate parking in areas closer to the building. This proposal brings the parking into conformance with the current standards.

Lot K will have 48 spaces with 2 ADA spaces proposed.

Lot I – 195 parking spaces between the Riparian zones.

They came up with the need for additional parking spaces based on the 380,000 sf of the existing building that uses the parking areas.

Mr. Moschello proceeded with the presentation using the slides in the power point presentation and the site plan which consists of 26 sheets. There are no utilities proposed. The main item for discussion is Stormwater. There is an underground detention basin proposed for Lots H and J. The storm water is first treated before being put underground. The cut and fill issue was addressed by Mr. Ryden. The dirt taken from proposed lot H will be used to fill Lot I; no soil is being brought into the site.

Addressing the landscaping proposed Mr. Moschello used the site rendering slides showing the landscaping proposed for the parking lots. Both trees and flowering shrubs are proposed. 3.7 acres of wooded land is being disturbed including other areas.

They are using LED style lights for the parking lot. They propose that the lights will turn off at 10 p.m. Lights turn on at dusk.

They do have a Phasing plan which is on sheet 25. They will have 2 phases; Phase I is the construction of the two larger parking lots however they want full approval of the site plan. They propose to start next year. They anticipate the construction of the parking lots taking from 3 to 4 months.

There is no change to the zoning; they are increasing lot coverage which will be at 27.5% when built out which is below the max. coverage.

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Mr. Moschello reviewed the variance which is needed because of the parking proposed in the front yard setback. The existing parking deck is 163.3' from the front line. A photo showing the access was reviewed. The photo shows trees which will be removed. The photo was taken Monday. They propose trees 6-8' high. The existing parking deck is 400' long; the proposed lot is proposed to be 200' long. They propose to plant over 50 maple trees.

Mr. Ryden's 11/16/18 report was addressed. Mr. Ryden asked about directional signs. There will be additional testimony on the signage. Mr. Ryden requested additional information on the 9,000 cu. yds. of soil being moved on the site. He was satisfied with the lighting. Mark Corigliano asked about the cross walk from Parking lot H to the building. There is no need for sidewalks. All visitors park in lot 'F'. Mr. Ryden advised that he is satisfied with the parking lots and the cross walks. The design for the Beneficial use was different from the Pfizer use. He does not know if a variance was granted at the time of the Beneficial site plan review. The building was built in the early '80's consisting of over 600,000 s.f. underground parking. 20 proposed parking spaces are in the front yard setback. If the requested variance is denied, they would lose 30 spaces.

Mr. Goll from Princeton Hydro was present and was introduced and addressed the board and the applicant. He is the president of Princeton Hydro. The report prepared on 1-11-19 by Princeton Hydro was addressed by Mr. Goll. There are concerns regarding the existing Stormwater system and the layout and its age. He would like information regarding the existing system and the size and condition of the pipes provided to him to help understand how the new stormwater will impact the existing system. He would like information on any investigations or inspections that have been made. Mr. Moschello explained that they are trying to treat and reduce the new flow to make it equal to or less than existing flows. The system is functioning but there are existing needs that need to be cleaned up and maintained. Mr. Moschello advised that they have the as-built plans of the system and where they are located. They are willing to sit down with Princeton Hydro so that they all can understand the existing system. They all agreed to this being a condition of approval. They don't think that this will change the design. Mr. Goll wants assurance that the system is working properly and he would like to see the soil logs and if a seasonal high water table is indicated. Mr. Moschello will confirm that there is no groundwater that will impact the facility. This should be confirmed when they start clearing the site. Mr. Corigliano wants Princeton Hydro satisfied. Mr. Gianetti agreed to make this a condition of approval. Mr. Goll pointed out that pipes can be fixed but bedrock or groundwater cannot be fixed. If there is a material affect; they will be back in to the board. This must be done before any site work is started.

Mr. Sorge is concerned with the tree removal and their replacement.

Mr. Heck asked who is responsible for the maintenance of the systems. It was explained that this is part of the maintenance manual which was filed with the stormwater coordinator in the municipality.

Public Portion – Chairman Yannaccone spoke regarding the Board's procedures during the public portion. - No one wished to question the witness therefore the public portion was closed.

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Mr. Thomas swore in Gerald Guarino, director of facilities at Pfizer for the past 12 ½ years. Mr. Guarino advised that over the last 7 years, Pfizer has employed 500 additional people at the facility and a total of 1,900 employees. There are numbers of meetings held at this location which cause the increase in population and a need for parking. There are international clients who visit the site on a constant basis. There was discussion regarding the tree replacement and he advised that they do have a forestry plan which removes and replaces trees. John Szabo advised that the Tree Management Plan that they are doing is appropriate. There are over 1,000 persons on site from Tuesdays to Thursdays. They are proposing to put shields on the light poles in order to keep lights from being seen from the Church and the residential area. There was discussion about the timing of the lights. It was suggested that the lights be turned off at 8 p.m. and that the people in the buildings be directed to park closer to the building. It was doubtful that anyone would be parked in parking Lot I in the evening. It was agreed that no lights would be on. Mr. Guarino did advise that the Matheny School does use the parking lots for their occasional special events.

The Fire Department, the Police Department and the Environmental Commission will be sent the documents to review on and comment.

Douglas Polyniak, P.E. Traffic Expert was sworn in and accepted as an expert. He testified on the traffic impact and that the site is designed to handle the proposed traffic. He reported on the study that they did in 2019 that showed that there were between 90-100 vehicles entering the site in the a.m. This was discussed and what regulations ITE require. He testified that it is his opinion that the site is over designed for the number of vehicles. The board questioned the witness. Mr. Downing questioned if the property on the westerly side of Route 206 could access Route 206 going north and if there is enough room for the access. Mr. Moschello advised that it had been designed but not yet constructed.

The Public Portion was opened to questions of the witness and since no one wished to question the witness, the public portion was closed.

The Public portion for comments was opened to the public and since no one wished to make any comment on the application, the public portion was closed.

Mr. Gianetti summed up his presentation. He asked for approval subject to the review and comments by the Police and Fire Departments.

Mayor Skinner who is the former Police Chief commented on the parking lots and the facility advising that the site is secured however he defers to the current administration of the police department.

Kingsley Hill – commented on the underground parking and the concern of entering the lots. He asked if there are any stand pipes proposed and questioned access by Fire Trucks into the proposed parking lots. He did state that the fire trucks will not fit in the underground parking garages.

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Roger Thomas reviewed the conditions of approval:

- Cut and fill analysis to be provided
- Lot I – modify lights to 8 p.m. and not on weekends.
- Stormwater – Princeton Hydro to review requested information
- Review by the Fire and Police Departments and the Environmental Commission.
- Subject to the Somerset Co. review and approval.

Susan Rubright moved to approve the site plan and variances; Kingsley Hill seconded the motion which was approved by the following roll call vote:

Greg Yannaccone; Greg Skinner; Susan Rubright; Mark Corigliano; Kingsley Hill; David DiSabato; Chris Downing; Judy Silacci and Peter Sorge

A resolution reflecting this approval will be drafted by the Board attorney Roger Thomas for the review and adoption of the board.

**Carried to February 6, 2019**

**Application # 2018-010 – 17 Highland Ave. – Convery – Application has been rescheduled to February 6<sup>th</sup>. Application is complete - Tolling time – May 6, 2019.**

No further notice is required.

**Minutes:** The minutes of the December 5, 2018 meeting were approved as read. Greg Skinner and Mark Corigliano abstained from the vote.

**Rules for Been Keeping** – Mark Corigliano reported on the ‘draft’ Proposed Bee Keeping Rules. He advised that the Council has written a letter to the State of New Jersey, Department of Agriculture regarding the proposed rules. He suggested that the Board write their own letter. The proposed rules take away the authority from the municipality regarding the number of hives that are allowed. Kingsley Hill objected to the State overruling the municipalities. Susan Rubright wishes to know the basis for these rules. Mr. Thomas speculated that the rules came from the input of the Bee Keepers Association. He also explained why the State assumed the authority since there would be a hodgepodge of regulations if all of the municipalities had their own rules. It was decided that this is no longer Home Rule. The board discussed the rules and will write asking for the data that supports the rules and copies of the documentation that is being relied on to form the rules. Chairman Yannaccone was asked to prepare a letter to the State. The Board members will make comments. Mark Corigliano will send the Council letter to the Board and it will be distributed amongst the board members.

The meeting was opened to the public for comments.

6 Tiger Hill – Regina Holleb spoke to the Board about the incident involving the resident on Tiger Hill Drive. He was running a commercial business. The density was the concern. There still is an on-going bee problem. She lives next to the resident and it is a day to day quality of life issue. His enterprise is more than a hobby. She speculated on the number of hives per property proposed in the draft Rules and her thoughts on what the number should be. She thanked the board for their interest.



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Theresa White, resident explained how this situation came about.

The next meeting of the LUB is February 6, 2019

**Adjourn**

A motion to adjourn was made and seconded and the meeting was closed at 9:45 p.m.

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Sarah Jane Noll  
Administrator/Secretary