

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

**March 17, 2021**

Chairwoman Rubright opened the March 17, 2021 Land Use Board meeting at 7:00 p.m. and read the Opening Statement: Adequate notice of this meeting of the Land Use Board of the Borough of Peapack & Gladstone was given to the Daily Courier News and the Observer-Tribune on December 28, 2020 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 December 28, 2020. The meeting is a web-based platform providing remote access as the meeting will be open to the public remotely. Details for public participation will be posted on the website at Borough of Peapackgladstone.org. The Public can register at GoToMeeting and to join:

<https://global.gotomeeting.com/join/462584125>

**You can also dial in using your phone.**

United States: [+1 \(646\) 749-3122](tel:+16467493122)

Access Code: 462-584-125

In the event any member of the public cannot access the public file documents or exhibits, and/or cannot access the Go to Meeting web-based virtual meeting room, they may contact the Board Secretary at [jinoll@peapackgladstone.org](mailto:jinoll@peapackgladstone.org) or 201-400-9043.

**Present:**

Susan Rubright  
Mark Corigliano, Councilman  
Kingsley Hill  
Joan Dill  
Chris Downing  
Judy Silacci  
David DiSabato  
Peter Sorge  
Robert Riedel, Alternate # 2  
Paul Norbury, Alternate # 3  
Craig Davin, Alternate # 4

**Absent:**

Matt Sutte, Alternate #1  
Greg Skinner, Mayor  
William Ryden, Borough Engineer  
Roger Thomas, Esq. Board attorney

**Also Present:**

William Haggerty, Esq. Standing in for Roger Thomas, Esq.  
John Szabo, Borough Planner. – having problems with his computer  
Sarah Jane Noll, Clerk/Administrator

Minutes: The minutes of the January 20, 2021 and February 3, 2021 meetings were approved as read.

BOROUGH OF PEAPACK & GLADSTONE  
LAND USE BOARD  
March 17, 2021

**Red Horse Motoring Club** – The application having to do with the Red Horse Motoring club was carried to April 7, 2021 meeting without further notice.

**Application # 2018-008 – Block 20, Lot 10**

**Pharmacia & Upjohn Company LLC ("Applicant") – Extension of Preliminary and Final Site Plan/'c' variance approval – 100 Route 2060 Peapack-Gladstone, NJ**

Nicole Magdziack, Esq. from Pitney Day Law was present representing the applicant. – She explained that the applicant is seeking an extension of the site plan approval for the parking lot for one year until March 20, 2022.

John Szabo, Board Planner advised that there have been no zoning changes pertaining to this property.

Gerald Guarino, Director of Facilities for Pfizer at the Peapack facility, was sworn in as a witness. He testified that there are no changes but because of the Covid Pandemic, they have not been using the parking area. Pfizer does intend to bring employees back into the building as soon as the requirements of the State are lessened, and the employees are comfortable in coming back into the building. He did speak with Mayor Skinner and that they are evaluating the future of Pfizer as the owner of the site of this site based on the Covid Pandemic. Kingsley Hill said he had heard a rumor that they may be selling the property. There were no further questions of the witness.

Kingsley Hill made a motion to grant an extension of the site plan approval for the parking lot for one year until March 20, 2022; Joan Gill seconded the motion which was approved by the following roll call vote:

AYES: Susan Rubright; David DiSabato; Kingsley Hill; Joan Dill; Judy Silacci; Chris Downing; Peter Sorge; Mark Corigliano and Robert Riedel.

NAYS: None

**Annual Report – Prepared by Board Attorney Roger Thomas** – This will be presented at the April 7<sup>th</sup> meeting of the Board.

**Correspondence from Melillo Equities** – Mark Corigliano explained a letter dated March 9, 2021 from Melillo Equities to the Mayor and Council that he had forwarded to the Land Use Board. He summarized the letter explaining the proposed partnership between Melillo Equities and CoHome, Inc., a non-profit dedicated to improving fair access to housing for persons with special needs. They will be working with Melillo Equities in the Lackawanna Project. Mr. Szabo explained that the group homes will occupy the existing residential homes. Mr. Szabo assured Mr. Downing that he is looking at the flood plan encumbrances and environmental restraints on the Lackawanna site during his rehabilitation study.

Councilman Corigliano advised that according to the letter, if the redevelopment study does not get approved, Melillo Equities will have to look for additional

BOROUGH OF PEAPACK & GLADSTONE

LAND USE BOARD

March 17, 2021

funding. Chairwoman Rubright asked that there be no further interpretation or speculation of the meaning of the letter. David DiSabato questioned if a Brew Pub is a permitted use in the area. Mr. Szabo will examine the ordinance. Mr. Downing commented on the Cider Mill in Bedminster and questioned if the Borough would want that popular of a use.

There were no further questions or comments.

Public Portion was opened and closed since there was no one in the public wishing to comment.

**Adjourn** – A motion to adjourn was made and seconded and the meeting was closed at 7:30 p.m.

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Sarah Jane Noll  
Administrator/Secretary