

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

**June 2, 2021**

Peter Sorge called the meeting to order at 7:00 P.M. with the opening statement.

**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 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 Land Use Board will hold a regular meeting by web-based platform providing remote access as the meeting will be open to the public remotely. Details for public participation were posted on the website at PeapackGladstone.org. The Public can join the meeting from their computer, tablet, or smartphone by registering at:

<https://global.gotomeeting.com/join/270225477>

or by dialing in using their phone.

United States: [+1 \(872\) 240-3212](tel:+18722403212)

Access Code: 270-225-477.

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

**Salute to the Flag**

**Present:**

Greg Skinner, Mayor

Peter Sorge

David DiSabato

Joan Dill

Chris Downing

Judy Silacci

Matt Sutte, Alternate #1

Robert Riedel, Alternate # 2

Craig Darwin, Alternate # 4

**Absent:**

Paul Norbury, Alternate # 3

Mark Corigliano, Councilman

Kingsley Hill

**Also Present:**

Roger Thomas, Esq. Board attorney

William Ryden, Borough Engineer

John Szabo, Borough Planner

Sarah Jane Noll, Clerk/Administrator

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**Minutes:** The minutes of May 5, 2021, meeting, were approved as corrected. Greg Skinner and Peter Sorge abstained.

**Resignation of Chairwoman Susan Rubright –** Board attorney Roger Thomas advised the Board of the resignation of board member/chairwoman Susan Rubright effective immediately.

**2021 Chairman:**

Roger Thomas and the board members congratulated Peter Sorge who had been serving as Vice-Chairman and will now assume the position of Chairman of the LUB until the end of 2021. There was no need for a vote since Mr. Sorge accepted the position.

**Nomination - Vice Chairman** – Peter Sorge moved to nominate David DiSabato as the Vice Chairman until the end of 2021; Greg Skinner seconded the motion which was passed by the following roll call vote:

**AYES:** Greg Skinner; Peter Sorge; Chris Downing; Matt Sutte; Judy Silacci; Joan Dill; Robert Riedel and Craig Darwin.

**NAYS:** None

Roger Thomas will prepare a resolution recognizing the dedicated service of Susan Rubright.

**Site Plan Waiver – Block 12, Lot 12 – Application # 2021-003 – 260 Main Street**  
– Parking sufficient for use of Dental Office.

The applicant Dr. John Vitali was present and was represented by Christopher Vitali, Esq. Christopher Vitali introduced himself and explained the application that is before the board. There will be no exterior changes to the building and they will file for the appropriate permits for the interior renovation. Dr. Vitali will have office hours one (1) day per week on Fridays between 9 a.m. and 5 p.m. He anticipates treating between 5 and 8 patients.

Christopher Vitali called Candice Davis, P.E. from the engineering firm of Yannaccone, Villa and Aldridge in Chester as his first witness. Ms. Davis was sworn in and gave her professional background. She has previously testified before the Peapack & Gladstone LUB and was accepted as a professional engineer. She reviewed the area of the mall located at 260 Main Street. She explained that there are 2 parking areas which includes the area adjacent to the stores which is used by the customers and an additional area behind the building on the second level where there are 3 rental units where there is sufficient parking for the residential use. The store parking area has currently 28 parking spaces. The ordinance requires 27. The area can accommodate an ADA accessible parking space which will be provided. The applicant is requesting a waiver of a total site plan review. Included with the application is the report prepared by Greg Yannaccone of Yannaccone, Villa and Aldridge dated 5-18-21 along with a sketch map showing the parking area.

There were no questions of the witness by the board.

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The public portion was opened and closed since there was no public present wishing to question the witness.

William Ryden, Borough Engineer advised that he had reviewed both the report and sketch prepared by Greg Yannaccone, P.E. for the applicant and Mr. Ryden agreed that there was sufficient parking for the use of the dental office.

Joan Dill moved to grant the site plan waiver request based on the adequacy of the parking spaces; Judy Silacci seconded the motion which was approved by the following roll call vote:

**AYES:** Peter Sorge; Greg Skinner; David DiSabato; Judy Silacci; Joan Dill; Chris Downing; Matt Sutte; Robert Riedel and Craig Darvin

**NAYS:** None

**Ordinance 1100-2021 – Opt Out Ordinance** – Consistency Review

Roger Thomas, Board Attorney explained the ordinance and the need for consistency review. The ordinance does not allow the sale of Cannabis in the Borough of Peapack and Gladstone. Mr. Szabo advised that the Master Plan is mute on this subject, and that the ordinance is not inconsistent with the Master Plan. The Borough must act within 180 days of the law. Mr. Szabo explained that the delivery of Cannabis within the Borough of Peapack & Gladstone cannot be prohibited but a distribution center can be prohibited .

The public portion for comment of the ordinance was opened and closed since there was no one in the public wishing to comment.

Peter Sorge moved to forward a letter to the Mayor and Council advising that the Land Use Board reviewed the ordinance and finds that it is not inconsistent with the Master Plan; Joan Dill seconded the motion which was approved by the following roll call vote:

**AYES:** Peter Sorge; Greg Skinner; David DiSabato; Judy Silacci; Joan Dill; Chris Downing; Matt Sutte; Robert Riedel and Craig Darvin

**NAYS:** None

Peter Sorge and Greg Skinner left the meeting and David DiSabato assumed the Chair for the remainder of the meeting.

**Public Hearing:**

**Application # 2020-002 – Block 23, Lot 3 – Red Horse Motoring Club of Peapack, LLC – 165 Main Street – Carried from the May 5, 2021, meeting. – Application deemed complete 2-3-2021 – Tolling time – June 30, 2021.** Roger Thomas updated the board on the application.

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Sean Monaghan, attorney for the applicant advised that they will be continuing the testimony of the owner Chuck Harter followed by testimony by the Planner John Hansen

Mr. Harter continued his testimony from the May 5, 2021, public hearing. He advised that this is a private club operating during weekdays from 9 a.m. until when the last member leaves. The Club will close at midnight on weekends. The 6 staff members will park in the parking lot. Country Club Services will provide shuttle services for events. Mr. Harter testified that based on his experience, 150 cars at an event is extremely rare. Food and beverages are available to members and their guests. They anticipate having a membership between 250-300. Not all the members will be at the facility at the same time. They anticipate 30 members and guests during the weeknights. Reservations will be required Friday and Saturday evening. Membership standards include the interest in classic and antique cars. The use of the garden area for seating and relaxation of the members will include service to the members and guests only. He advised that members could book private events for family and listed some of the Club events which included 'Kids and Ride', art shows and guest speakers for members and their guests which usually would be held from 6 to 10 p.m. on weeknights. Some events can be open to the public with pre-registration. No cars are stored outside, and no maintenance and repair are done on site. There will be no odors or noise. He reviewed the need for variances for the signs. The historic plaque will remain. They would like to have the mural behind the garden on the detached garage but will eliminate it if the board does not feel it belongs. They would like to be able to invite the public in during the first 4-6 months while having their membership drive which would be one-on-one meetings. He felt that the Borough is already a hub for classic cars in the area and that the people who will join the club are locals.

The Board members questioned the witness regarding the # of parking stalls at the Peapack Gladstone Bank and the events to be held per month. Mr. Harter testified that an event would have 40 or less people attending. The removal of the old house is a benefit to the municipality. Their Club in Pottstown which has been operational for three years has approximately 190 members. That Club had two events per month in 2019. Mr. Harter advised that they are in the process of closing on the property. Rob Francis will have a lease from The Red Horse Motoring Club. The lease with Melillo Equities, owners of the Peapack Bank property for the parking during events, is for one year and automatically renews at the end of the year. David DiSabato questioned if the membership in Peapack/Gladstone and Pottstown is reciprocal. The applicants have not discussed this. Friday evening attendance is estimated at 40 persons. An area at the rear of the building, which is not visible from the street, will be designated for smoking. The garden will be a non-smoking area. Chris Downing advised that he went on Face Book and is concerned with the noise at events. Mr. Thomas asked the board to continue the questioning of the witness but not to make comments at this time. Mr. Monaghan asked for a ten (10) minute recess.

9:20 p.m. the applicant came back into the meeting.

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The questioning of the witness continued. Mr. Harter assured the Board that Rob Francis will continue his business at the site for an indefinite time.

Public Questions:

Kristin Sonneborn residing at 4 Tiger hill Drive advised that her property backs up to the bank parking lot and she wanted to know the number of cars that would be parked and how often will there be events. Mr. Thomas asked the applicant if they would be agreeable to a time limit to the events that will use the Bank parking lot. The applicant suggested 11 p.m. one to two times per month. An outside valet service will supervise the parking.

Kathleen Mistretta residing at 203 Main Street questioned if the Club is a nonprofit and is it a ratable for the Borough. Mr. Thomas advised that the board cannot discuss taxes. The answer was it is a for profit business.

John Kappler residing at 25 Holland Ave. questioned when the use of the Bank parking lot will kick in. Mr. Harter advised that that would depend on how many reservations come in which will not exceed 60 reservations. Reservations will be required on weekends. There were questions about the number of vehicles needing to be parked on weekends; how many loops will be made; some of the proposed events and the parking on gravel.

There were no further questions of this witness.

Guy Torsilieri who owns properties in Peapack Gladstone and property behind this property had a comment but was told that comments are made at the end of the hearing.

The hearing of the application was carried to the July 7, 2021, meeting without further notice. The applicant gave an extension of tolling to July 31, 2021.

**ADJOURNMENT** – There being no further business, a motion was made by Joan Dill and seconded by Judy Silacci to adjourn the meeting at 10:40 p.m.

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**Sarah Jane Noll**  
**Clerk/Administrator**