

**Borough of Peapack & Gladstone**

**Land Use Board**

**October 20, 2021**

David DiSabato called the meeting to order at 7:04 p.m. P.M. and read 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/149548189>

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

**Salute to the Flag**

**Present:**

Greg Skinner, Mayor  
Greg Yannaccone  
Mark Corigliano, Councilman  
David DiSabato  
Judy Silacci  
Robert Riedel, Alternate # 2  
Paul Norbury, Alternate # 3  
Craig Darwin, Alternate # 4

**Absent:**

Peter Sorge  
Kingsley Hill  
Chris Downing  
Joan Dill  
Matt Sutte

**Also Present:**

Roger Thomas, Esq. Board attorney  
Sarah Jane Noll, Clerk/Administrator  
William Ryden, Borough Engineer  
John Szabo, Borough Planner

David DiSabato chaired the meeting during the absence of Chairman Peter Sorge.

**Public Hearing**

**Application #2021-006 – Block 20, Lot 11 – 12 Holland Ave. - Komline-Sanderson-**

Minor Site Plan approval with Variance relief – application is incomplete because of checklist waiver requests. The applicant is seeking waivers for the following items required in the Minor Site Plan Checklist:

**Item # 13, Item # 15, Item # 16, and Item # 18.**

James Polles, Esq. was present representing the applicant along with two witnesses: Peter Schmidt, Engineer for Komline Sanderson and Derek Ranger from ELP.

**Waiver Requests:**

Andrew Derek Ranger of ELP located at 140 W. Main Street, Highbridge, NJ. was sworn in by Board Attorney Roger Thomas and stated that his license is in good standing in the state of NJ.

The Engineer Andrew Ranger addressed the August 11, 2021, report prepared by William Ryden, Borough Engineer. The requested checklist waivers were reviewed by Mr. Ranger. Mr. Ranger explained why they requested the waivers.

**# 13 Water courses, floodplains, wetlands, etc. within 200' of the site.** Mr. Rangers advised that the wetlands had been investigated and they are more than 200' from the area.

**#15 – Wooded area and specimen trees.** Mr. Ranger explained that there is no disturbance of trees or wooded areas.

**#16 – Parking Plan.** Mr. Ranger testified that there is no increase in parking or traffic demand.

**#18 – Location of Existing utilities and storm drains.** They did locate the utilities on the site; however, no utilities are being installed underground.

Mr. Ryden advised that he is prepared to recommend a waiver of the checklist items.

Mark Corigliano moved to approve the request for waivers of checklist items # 13, # 15, # 16 and # 18 and deem the application complete; Greg Skinner seconded the motion which was passed by the following roll call vote:

**AYES:** Greg Skinner; Greg Yannaccone; Mark Corigliano; David DiSabato; Judy Silacci; Robert Riedel; Paul Norbury and Craig Darwin

**NAYS:** None

The variances requested were reviewed by James Polles, Esq.

BOROUGH OF PEAPACK & GLADSTONE  
LAND USE BOARD  
October 6, 2021

The Board members were able to review the site plan presented by the applicant's engineer Derek Ranger noting that the property is in the LI (Light Industrial) zone. He described the layout of the buildings on the site consisting of a research building in the middle and the technical building in the west. Mr. Ranger testified that the structure described as a 'baghouse' is 7' x 9' and 12' high and consists of 79 sf and is accessory to the technical building.

Mr. Ranger reviewed the detail of the proposed sign to be mounted on the main office building and conforming to the ordinance standards. Its size is shown on sheet 3 and is 4.9' x 1.9' high with no internal lighting. It will display the Komline-Sanderson logo.

A photo of the bag house structure was part of the submittal and not an exhibit. The bag house consists of 3 components 1) filter; 2) blower; and 3) the silencer. He explained it light a clothes dryer and the baghouse is the lint trap. The air from the building flows to the bag house. The only discharge is warm moist air. It is not proposed to be lite and is a part of the industrial process of the building and is shielded from view by buildings.

The Board decided that Peter Schmidt would testify before questioning Mr. Ranger.

Peter Schmidt was sworn in by Board Attorney Roger Thomas. He testified that he has worked at Komline-Sanderson located at 12 Holland Ave., Peapack as director of engineering since 2004 and has worked for Komline for a total of 17 years. He explained that the baghouse is required for the diversification and research that the company pursuing. The Internal parts are housed within the building. The baghouse does not fit in the building. He confirmed that the baghouse operation would occur between one (1) and two (2) times per month. They only test small samples, and the testing would last between one (1) and two (2) hours. The structure is 7' from the building. The ordinance requires 10' from an accessory structure. There are stainless steel pipes that run from the baghouse to the building.

Board questions – Several board members questioned the noise emanating from the system. Mr. Schmidt does not believe that the sound would have a significant impact on nearby residential properties. Members questioned if there is any impact from the exhaust that would trigger any DEP regulations. The Board Secretary/Zoning Official asked that any approval be subject to the Applicant obtaining appropriate building permits within 30 days of approval.

Public Questioning – There was no one in the public wishing to question the witnesses.

BOROUGH OF PEAPACK & GLADSTONE

LAND USE BOARD

October 6, 2021

John Szabo advised that he listened to the testimony and is satisfied with the condition that any ambient sound shall not exceed the State regulations of 65 DD during the day and 50 DD at night. He explained that a sound test takes a certified person and equipment and would require that the County of Somerset come out. Mr. Ryden advised that he does not have the ability to do that test, but he agreed with Mr. Szabo that if a complaint comes in then a test would have to be performed. A condition in the resolution will be compliance with the County report. Mr. Szabo advised that this is unique and satisfies the 'c' variance.

Mark Corigliano moved to approve the site plan and variances; Judy Silacci seconded the motion which was passed by the following roll call vote:

**AYES:** Greg Skinner; Greg Yannaccone; Mark Corigliano; David DiSabato; Judy Silacci; Robert Riedel; Paul Norbury and Craig Darwin

**NAYS:** None

Mark Corigliano advised that Holland Road is scheduled to be repaved within two weeks and that once it is paved, the road cannot be dug up.

**Resolution:**

**# 2021-005 – Block 3, Lot 5 – 55 Mendham Road – Mark Milan and Monica Martinez – R-11 Zone.**

Judy Silacci moved to adopt the resolution for Block 3, Lot 5; Greg Skinner seconded the motion which was approved by the following roll call vote:

***AYES:*** *Gregg Skinner; Mark Corigliano; Gregg Yannaccone; David DiSabato; Judy Silacci; Robert Riedel; Craig Darwin;*

***NAYS:*** *None*

**Minutes – October 6, 2021** – The minutes of the October 6, 2021, meeting were approved as read by a motion made by Judy Silacci and seconded by David DiSabato.

Since the Mayor and Council will be going to live meetings, the Secretary was asked to check with the Health Department on regulations.

**ADJOURNMENT** – There being no further business, the meeting was adjourned at 7:52 p.m.

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