

BOROUGH OF PEAPACK & GLADSTONE

LAND USE BOARD

June 18, 2025 - Minutes

Chairman Yannaccone opened the regular meeting of the Land Use Board at 7:00p.m.

Opening Statement: Pursuant to the Open Public Meetings Act, Adequate notice of 2025 Meeting Dates was published in the Courier News and Bernardsville News on January 24, 2025, and posted with the Municipal Clerk, on the bulletin board at the municipal building and posted at the Peapack and Gladstone post offices”.

Roll Call

Present:

Greg Yannaccone
Council Member John Sweeney
Jamie Murphy, Mayor’s Proxy 2025
Sarah Jane Noll
Judy Silacci
Joan Dill
Chris Downing
David DiSabato
Robert Riedel
Scott Ross, Alternate # 1
William Hillsinger, Alternate #2
Thomas Nieberding, Alternate # 3
David Holleb, Alternate # 4

Absent: None

Also Present:

William Ryden, Borough Engineer
John Szabo, Borough LUB Planner
Roger Thomas, Esq. Borough LUB Attorney
Sarah Jane Noll

Minutes: Joan Dill moved to approve the minutes of the May 21, 2025, as corrected; Judy Silacci seconded the motion which passed unanimously. There were no abstentions.

Public Hearing:

Scott Ross was recused and stepped down.

2025 – 005 - 219 Main PG, LLC – 217 Main Street, Gladstone – Block 22, Lot 13 – VN Zone

Craig Gianetti, Esq. was present and introduced himself. He advised that the plans were revised 6-18-25 and a limited E.I.S. had been submitted.

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Exhibit A-1

Gary Dean was called the first witness and was accepted as an expert witness after being sworn in by LUB Attorney Roger Thomas.

Mr. Dean gave the background of his preparation of the report. He consulted with the applicant and the architect and reviewed the site plan. He advised that it is his opinion that the parking in the area will be improved and described the current parking related to the Classic Car business. His report was focused on an evening peak hour during the week of between 5 and 7 p.m. He reviewed his report which outlines the number of spaces 39 on the street. A drone was flown to ascertain this information. There is no standard for a brewery. Restaurant standards are the closest to a brewery which does not have the number of employees that a restaurant has. There is a provision that alternate ways can be used if no standard exists. Between 24 and 28 parking spaces are needed. All the parking needs can be contained on site. There are 90 parking spaces on the Peapack Gladstone Bank property. These spaces are not needed. They did not consider shared parking. There is sufficient parking for the use proposed. Mr. Dean concluded his testimony.

The LUB questioned the witness. Mr. Dean advised that the peak demand was at 5 p.m. and that the center of town is very walkable. Ubers should come around the building and park at the entrance which Mr. Dean pointed out.

He was asked to mark the residential spaces.

Fei Xie, a Civil Engineer, was called as the second witness. She was reminded by Board Attorney Roger Thomas that she had been previously sworn and accepted as an expert witness.

Fei Xie reviewed **Exhibit A-2** Limited Environmental Impact Statement dated 6-6-25. She reviewed the report explaining that one (1) three-yard dumpster can be used for recycling and a second three-yard dumpster will be used for waste. They will be picked up by a licensed hauler. LUB Engineer William Ryden questioned if Chapter 17 was addressed and proceeded to question the witness. During her testimony, Mr. Gianetti asked to call Eric Colwell.

Eric Colwell, proposed tenant, was called as the third witness and was reminded that he had been previously sworn. He asked that Thomas Pantonici be called up to answer the technical questions. Thomas Pantonici was called the fourth witness and was reminded that he was previously sworn. He concluded that everyone in a town with a brewery loves it.

Fei Xie continued her testimony. She addressed the noise issue. Greg Gianetti suggested that the hours of playing music be reduced. It was pointed out that the building is constructed of concrete walls and the windows on the side are closed. There was

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discussion on the music. Mechanical equipment must be installed indoors. A noise test to be conducted prior to the issuance of the Certificate of Occupancy.

Public portion – This portion of the meeting was open to the public for questions of the witnesses. Since there was no one in the public wishing to question the witnesses, the public portion was closed.

Signage – Mr. Colwell was reminded that he was previously sworn. Using **Exhibit A-3**, he reviewed the ordinances and the requested variance for the signs. He had a sign that replicates the proposed sign. The Board members questioned the witness.

Public portion – This portion of the meeting was open to the public for questions of the witnesses. Since there was no one in the public wishing to question the witnesses, the public portion was closed.

There was no further direct. Mr. Gianetti stipulated that they would strip the rear portion of the parking lot.

The Board members reviewed the conditions that they would like to have.

- No outdoor activities or seating
- No food truck
- The condensate stack shall be installed prior to the issuance of the C of O.
- A turn around area at the rear of the site shall be designated on the revised plans for the pick-up and drop-off of Uber service.
- Residential parking spaces shall be marked and reserved by appropriate signage approved by the Borough Engineer.
- ADA pathways to the entrance to be appropriately marked
- Subject to a noise test prior to the Certificate of Occupancy
- HVAC shall be installed so that the cooler will be installed outside, and the air compressors located inside.
- Special events in excess of 135 people shall be subject of a special event permit.
- A delivery and loading area shall be provided on site.

By motion of Joan Dill and seconded by Sarah Jane Noll, the application was approved with conditions set forth by the LUB. The motion passed unanimously by the following roll call vote:

AYES: Greg Yannaccone; Jamie Murphy; John Sweeney; David DiSabato; Chris Downing; Robert Riedel; Sarah Jane Noll; Judy Silacci; Joan Dill

NAYS: None

By motion of Jamie Murphy and seconded by John Sweeney, the meeting was adjourned at 10:15 p.m. The motion passed.

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Sarah Jane Noll
Clerk/Secretary