

BOROUGH OF PEAPACK & GLADSTONE

LAND USE BOARD

July 20, 2022

7 p.m.

Location: Via GoToMeeting conferencing system

Greg Yannaccone commenced the meeting at 7: 01 p.m.

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 16, 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 March 3, 2022. The meeting is a web-based platform providing remote access as the meeting will be open to the public remotely. 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 snoll@peapackgladstone.org or 201-400-9043.

Flag Salute

Roll Call:

Present:

Mayor Greg Skinner
Gregory Yannaccone, Chairman
Judy Silacci
Joan Dill
David DiSabato
Chris Downing
Peter Sorge
Matt Sutte, Alternate # 1
Paul Norbury, Alternate # 3
Robert Riedel, Alternate # 2

Absent:

Craig Darvin, Alternate #4
John Szabo, Borough Planner
John Sweeney

Also Present:

Roger Thomas, LUB Attorney
William Ryden, Borough Engineer
Sarah Jane Noll, Clerk/Administrator

Minutes: By motion of Joan Dill and seconded by David DiSabato, the minutes of June 15, 2022, were approved by the Board. Peter Sorge and Greg Skinner abstained.

Public Hearing: -

Application # 2022-002 – Dish Wireless L.L.C. – Block 33, Lot 15 – 145 US Route 206, Gladstone. Rec'd 5-26-22

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Christopher J. Quinn, Esq. of Pinilis Halpern LLP, Morristown, New Jersey was present representing the applicant. He advised that Dish Wireless is a new group on the market. He explained that the antennas will be 154' in height and there will be three (3) antennas at approximately 90' on a raised platform in the complex. It is a permitted use. No variances are required. He cited the State and Federal laws that require municipalities to approve the applications.

Bill Ryden advised that there are no engineering issues on the application.

Mr. Quinn introduced his one witness Ekata Shah, Engineer.

Ekata Shah, P.E. was sworn in and gave her address as 1800 Rt. 34 Wall Township, NJ. She is a civil engineer licensed in NY and NJ. and has practiced for 18-20 years. She was accepted as an expert engineer. She reviewed the site plan submitted with the application. Referring first to Sheet T-1 plans dated 11-12-21 revised through 05-18-22 and then Sheet A-2 with the same dates explaining that there will be one (1) equipment platform with one cabinet and three (3) antennas. The site is unmanned. There are to be no improvements made to the compound; no lighting or generator proposed. There is no substantial change to the facility, no increase in height or width. Their proposal is consistent with the other carriers.

Board questions: There were no questions by the Board Members.

Open Public for questions from the public of the witness: The public portion was closed since there was no one in the public to question the witness.

Mr. Quinn advised that this is a request for the waiver of site plan review and that this minor application meets the intent of the ordinance.

John Szabo was not present at the meeting. Roger Thomas, Board Attorney felt that there was no testimony needed for Mr. Szabo's report and recommended approval of the waiver request.

Judy Silacci moved to approve the waiver of site plan approval; Joan Dill seconded the motion which was passed by the following roll call vote:

AYES: Greg Skinner; Greg Yannaccone; David DiSabato; Chris Downing; Peter Sorge; Judy Silacci; Joan Dill; Matt Sutte; Robert Riedel.

NAYS: None

Paul Norbury did not vote – he had left the meeting.

Resolutions: - The resolutions were carried to the first meeting in August.

Any Other Business:

Lot Grading Ordinance. At 7:19 p.m. neither Isabel Corbin nor John Kappler of the Environmental Commission were present.

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Greg Yannaccone explained what has gone on explaining that the Environmental Commission has had several meetings which Greg Yannaccone and David DiSabato were involved in. The Council did authorize Bill Ryden to look at the ordinance.

Bill Ryden advised the Board that most of the recommendations are already in the existing ordinances of the Borough. He is not sure what the need is to replace what we already have. There are some areas in the ordinance that could use a tune up and look at the thresholds of the limit of disturbance. There is no issue with lot development. The application that comes in for review are lots that are already developed. A new house is reviewed within the context of the present ordinance. A tree removal ordinance would require the Borough Council's input. That concluded Mr. Ryden's review of the proposal.

This will be taken back to the subcommittee. Mayor Skinner will ask for participation in the subcommittee by a council member. There is a need to cover Mr. Ryden's time of review and inspections otherwise it is paid for by the Taxpayers. Bill Ryden suggested Looking at past bills to see an average cost. Chairman Yannaccone will send a memo to Mayor Skinner.

There will be a meeting on August 3, 2022, for the adoption of the resolutions. David DiSabato will chair the meeting in the absence of Chairman Yannaccone.

ADJOURNMENT: By motion of Joan Dill and seconded by Chris Downing, the meeting was adjourned at 7:31 p.m. The motion was passed.

Sarah Jane Noll
Clerk/Administrator