

**BOROUGH OF PEAPACK & GLADSTONE
LAND USE BOARD
September 6, 2023**

Chairman Greg Yannaccone called the meeting to order at 7:00 p.m.

Opening Statement: Pursuant to the Open Public Meetings Act, Adequate notice of the 2023 Meeting Dates was published in the Courier News and Bernardsville News on January 24, 2023, and posted with the Municipal Clerk, on the bulletin board at the municipal building and posted at the Peapack and Gladstone post offices.

Salute to Flag

Roll Call

Present:

Mayor Mark Corigliano
John Sweeney, Councilman
Sarah Jane Noll, Class II
Greg Yannaccone, Class IV
Judy Silacci, Class IV
Joan Dill, Class IV
Chris Downing, Class IV
Robert Riedel, Alternate # 1
Craig Darvin, Alternate # 2
Scott Ross, Alternate # 3
William Hillsinger, Alternate #4

Absent:

Matt Sutte
John Szabo, Planner
David DiSabato, Class IV

Also Present:

William Ryden, Borough Engineer
Roger Thomas, Esq.
David Novak, representing Borough Planner John Szabo
Sarah Jane Noll, Clerk/Administrator

Pledge of Allegiance

Minutes: The minutes of the July 5, 2023, LUB meeting were approved as read by a motion of Judy Silacci and seconded by Joan Dill. The motion passed.

Public Hearing:

LUB 2023-006 - Essex Hunt Club – 48 Holland Road, Peapack – Block 33, Lot 8 – Preliminary and Final Major site Plan and Conditional Use. Nicole M. Magdziak, Esq.,

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representing the applicant on behalf of Thomas J. Malman, Esq., was present and introduced herself and briefly explained the application before the Board.

LUB Engineer William Ryden reviewed his July 13, 2023, report regarding completeness and the two (2) items for which waivers are being requested, i.e., item #9 for trees over 6" diameter; and item #18 for cross-sections and profiles of abutting road. A motion made by Chairman Yannaccone and seconded by John Sweeney to approve the two (2) waiver requests for completeness was approved unanimously by the following roll call vote:

AYES: Greg Yannaccone; John Sweeney; Mark Corigliano; Chris Downing; Judy Silacci; John Dill; Sarah Jane Noll; Robert Riedel; Scott Ross; Craig Darvin and William Hillsinger.

NAYS: None

Ms. Magdziak advised the Board of the witnesses that she would have testify this evening:

1. James Strover, Essex Hunt Club, 48 Holland Road, Peapack – Applicant Representative
2. Robert Moschello, Gladstone Design Inc., 265 Main St, Gladstone, NJ 07934 – Civil engineer
3. Rianna Kirchhof, Dolan & Dean Consulting Engineers, LLC, 181 West High Street, Somerville, NJ, 08876 – Traffic Engineer

James Strover was sworn in by the Land Use Board Attorney Roger Thomas, Esq. He is the Vice President of the Board of Trustees of the Essex Hunt Club. Mr. Strover reviewed the operations of the Club and some of whom are second generation members. He reviewed the proposed improvements which consist of two (2) paddle tennis courts, a new warming hut, Zamboni garage addition, and the pole barn relocation for the use of the Fox Hound operation. The site improvements consist of parking lot reconfiguration/expansion and related appurtenant site improvements. A proposed fire pit has been removed from the plan. There are 231 regular members, and 140 house members which are social members and don't use the paddle courts.

Public Portion – the questioning of the witness was opened to the public but since there was no one in the public wishing to question the witness, the public portion was closed.

Robert Moschello, Gladstone Design Inc., 265 Main Street, Gladstone was sworn in by LUB Attorney Roger Thomas, Esq. and was accepted as an expert witness. His license is in good standing. Using the following exhibits, Mr. Moschello explained the proposal:

- A-1: Aerial area photo dated September 6, 2023.
- A-2: Site aerial dated September 6, 2023.
- A-3: Court area aerial dated September 6, 2023
- A-4: Rendered Site Plan dated September 6, 2023.
- A-5: Lighting Plan dated September 6, 2023.
- A-6: Phasing Plan dated September 6, 2023.

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A-7: Architectural Plans by Hone+Associates of Lambertville, New Jersey revised through August 21, 2023.

Mr. Moschello advised that the property is impacted by a riparian buffer to the Peapack Brook which is a C-1 stream. Therefore, a 300-foot riparian buffer is required. The property is also impacted by wetlands, which require a 150-foot buffer. There will be an additional 28 parking spaces provided for a total of 142 parking spaces and what is proposed will more than adequately service the site. There will be walkways provided for easier pedestrian flow. There will be an addition to the Zamboni building to accommodate the second Zamboni and eliminate the need for it to travel on the driveway. The existing warming hut will be demolished and replaced with a more permanent structure. The stable area will not be impacted. To accommodate stormwater management, the Applicant is proposing to install two (2) bioretention basins and pervious pavement to assist in that regard. The lighting on the site will be modified to accommodate LED fixtures and the pole heights will be reduced in height and lights will be directed downwards. He did acknowledge that the current plans suggest that there is some spill over of light beyond the court area. They will be modifying the plans to correct that. The lights on the site will be extinguished at 11:00 P.M. He presented a Phasing Exhibit which pointed out five (5) different phases. The phases would not be accomplished in the same numerical order as shown on the Phasing Plan. The construction would occur in a logical construction sequence. The outside agency reviews which include NJDEP, Somerset Union Soil Conservation District and the Somerset County Planning Board will be obtained prior to the issuance of building permits. He reviewed the reports of the Board Consultants' reports including the Board Engineer, the Board Planner and the Board Environmental Consultant and found that the comments made by those consultants are acceptable and can be incorporated as conditions. Architectural Plans for the warming hut and the entrance to the Clubhouse were submitted. They were different from what had been originally submitted and agreed that they would be part of any approval.

Traffic engineer Ms. Rianna Kirchhof of Dolan and Dean was sworn in by LUB Attorney Roger Thomas, Esq. and was accepted as an expert witness. She presented testimony regarding parking. She explained that the attempt is to formalize the parking since it is now on gravel and is somewhat chaotic. She believes that the 142 parking spaces would be more than enough and that there would be a negligible increase in traffic along Holland Road. Board members questioned the maintaining of the parking spaces on gravel. It was agreed that the Applicant would provide wheel stops and reflectors permanently placed in the ground to delineate the new parking spaces on the gravel. The Board Members also questioned the activities on the courts, and it was agreed that the current operation for court activities is limited to 11:00 P.M. and that would continue. It was pointed out that there have been some complaints regarding noise and lighting and the Applicant agreed to provide some additional plantings around the paddleball court in addition to the supplemental plantings that would be required as part of the NJDEP approval. The NJDEP is seeking to have supplemental plantings along the southeasterly portion of the property abutting Holland Road.

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Public Portion – Since no one in the public wished to comment on the application, the public portion was closed.

The LUB deliberated and discussed some conditions if the application is approved.

Joan Dill moved to approve the preliminary and final major site plan and conditional use application; Craig Darvin seconded the motion which was approved by the following roll call vote.

AYES: Craig Darvin; Joan Dill; Judy Silacci; Chris Downing; Sarah Jane Noll; Mark Corigliano; John Sweeney; Greg Yannaccone; Robert Riedel

NAYS: None

OTHER BUSINESS:

Mayor Corigliano spoke briefly to the Board Members about the review of applications, the Board's deliberations and the Board asking the Board Professionals for their input.

Adjourn

By a motion of Joan Dill and seconded by Judy Silacci, the LUB meeting was adjourned at 7:55 P.M. The motion passed.

Sarah Jane Noll
Clerk/Secretary