

**BOROUGH OF PEAPACK & GLADSTONE  
LAND USE BOARD  
May 17, 2023**

Chairman Greg Yannaccone called the meeting to order at 7:05 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  
Greg Yannaccone, Class IV  
David DiSabato, Class IV  
Judy Silacci, Class IV  
Joan Dill, Class IV  
Chris Downing, Class IV  
Matt Sutte  
Robert Riedel, Alternate # 1  
Scott Ross, Alternate # 3  
William Hillsinger, Alternate #4

**Absent:**

Councilman John Sweeney  
William Ryden, Borough Engineer  
Craig Darvin, Alternate # 2  
Officer Thomas Scanlon

**Also Present:**

John Szabo, Planner  
Roger Thomas, Esq.  
Sarah Jane Noll, Clerk/Administrator

**Pledge of Allegiance**

**Minutes:** None

**Public Hearing:**

**LUB 2023-004 - Christian and Deborah H. Infusino** – 16 Hillcrest Ave, Block 17, Lot 2 – Tolling 9-1-23. The applicants were represented by Frederick B. Zelle, Esq., who introduced himself and explained the proposed project. He listed the variances that are being requested. Roger Thomas, Esq., Board Attorney swore Christian Infusino in. Mr. Infusino testified that he lives at 16 Hillcrest Dr. with his wife Deborah Infusino and four

**BOROUGH OF PEAPACK & GLADSTONE  
LAND USE BOARD  
May 17, 2023**

(4) children ranging from ages 16 to 23 years; 2 boys and 2 girls. They purchased the property in 2001. They are proposing to construct a room above the detached garage for use by their four (4) children when they are home. The uses are recreational, watching football and working out and to accommodate the in-laws when visiting during the holidays. It will also be used by guests on occasion. There is no kitchen proposed. There will be a bathroom. The following photos which were part of the submitted application were reviewed. They were taken by their attorney Mr. Zelley.

**Photos:**

- #1 – front view of house
- #2 – front view showing the garage.
- #3 - from the right side of the driveway toward the house.
- #4 – in front of the Brice home – the trees appear to be on the neighbor’s property.
- #5 – front of the Brice house looking at the Infusino home.
- #6 - directly in front of the house
- #7 – closer view of detached garage.
- #8 – right rear of the property looking toward the rear of the house.
- #8 – directly behind the garage.
- #9 – photo of trees.
- #10 – taken from rear of garage looking at the Brice house.
- #11 – taken from the Brice property. They also have a detached garage.
- #12 – 2 Hillcrest showing a similar garage with a second story. It is rented out and has a kitchen.
- #13 – side of 2 Hillcrest showing garage with apartment.

John Szabo questioned what is located on the Brice property next to the garage. The answer is ‘nothing’. The distance from the garage to the rear of the Brice home is more than 100’. Mark Corigliano pointed out that the garage on the Infusino property is built into the embankment. There are no grading changes. The 2nd page of architectural plan shows 8 steps up to the proposed second level.

Mr. Infusino agreed to a deed restriction which would prohibit using the space as a rental apartment. Mr. Infusino has volunteered to remove the window that faces the Brice property.

Mayor Corigliano is concerned that someone in the future may add a toaster oven and/or a microwave. The deed restriction should control the rental of the area. Chris Downing questioned if a bathroom is permitted in an accessory structure. John Szabo advised that it is his opinion that the ordinances do allow bathrooms in any accessory structure.

**Public portion**

Peter Laughlin – 11 Valley View advised the Board that he lives directly behind the Infusino property and is not concerned with the proposal.

**BOROUGH OF PEAPACK & GLADSTONE  
LAND USE BOARD  
May 17, 2023**

Public Portion Closed – There being no further questions from the public, the public portion was closed.

Mr. Zelley advised that the applicant's architect is not present. Board Attorney Roger Thomas advised that the plans are part of the application. Chris Downing was advised that item #1 on sheet 2 of the architectural drawings is the gables on the roof.

There were no other questions about the architectural plans.

Mr. Szabo's reviewed his report dated May 5, 2023, and advised that the variances are not 'd' variances. It is not a dwelling by definition; the floor area ratio is in compliance with the ordinance since only principal dwellings are calculated, not accessory structures. This a straightforward 'c' variance application. Board Attorney Roger Thomas agreed with this analysis.

Greg Yannaccone moved to approve the requested variances with the conditions that there be a deed restriction disallowing habitation as a rental unit and that the window facing the Brice property be removed; Joan Dill seconded the motion which was passed by the following roll call vote:

**AYES:** Mayor Mark Corigliano; Greg Yannaccone; David DiSabato; Judy Silacci; Joan Dill; Chris Downing; Matt Sutte; Robert Riedel; Scott Ross and William Hillsinger.

**NAYS:** None

Mayor Corigliano advised the applicant that if he needs to install gas, he should look into this immediately since the road is going to be paved and cannot be torn up for five (5) years.

**Resolution for adoption**

**#2023-001 – Jeanne TenBarge – 10 Barre LLC, DBA XBarre-** Block 8, Lot 23 – 168 Main Street, PO Box 416, Peapack, NJ 07977

Joan Dill pointed out that the structure should be changed from a garage to a barn on page 2.

Joan Dill moved to adopt the resolution with the change; Judy Silacci seconded the motion which was passed by the following roll call vote:

**AYES:** Greg Yannaccone; David DiSabato; Chris Downing; Matt Sutte; Joan Dill; Judy Silacci and Robert Riedel.

**NAYS:** None

**Adjourn**

**BOROUGH OF PEAPACK & GLADSTONE  
LAND USE BOARD  
May 17, 2023**

By a motion of Joan Dill and seconded by Judy Silacci, the LUB meeting was adjourned at 7:45 p.m. The motion passed.

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Sarah Jane Noll  
Clerk/Secretary