

**BOROUGH OF PEAPACK & GLADSTONE
LAND USE BOARD**

January 19, 2022

7 p.m.

Location: Via GoToMeeting conferencing system

Affirmation of Reorganization meeting.

Greg Yannaccone commenced the meeting at 7:00 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 January 16, 2020. 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

Roger Thomas, Esq. Board attorney explained that the meeting of January 12th was not recorded and that this portion of this meeting is reaffirming the action taken at the reorganization portion of the meeting that took place on January 12, 2022. Application # 2021-007 was carried without further notice to the March 2, 2022, LUB meeting.

Swearing in of members.

Judy Silacci – Class IV – 12-31-2025

Gregory Yannaccone – Class IV – 12-31-2025

Matt Sutte – Alternate # 1 – 12-31-24 – absent at 1-19-22 meeting was not sworn

Robert Riedel – Alternate # 2 – 12-31-22

Paul Norbury – Alternate # 3 – 12-31-22

Craig Darvin – Alternate # 4 – 12-31-24

John Sweeney – Class III – 12-31-2022

Roll Call:

Present:

Mayor Greg Skinner

John Sweeney

Gregory Yannaccone

Joan Dill

Judy Silacci

David DiSabato

Peter Sorge

Chris Downing

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Robert Riedel, Alternate # 2
Paul Norbury, Alternate # 3
Craig Darvin, Alternate # 4

Absent:

Matt Sutte, Alternate # 1

Also Present:

Roger Thomas, LUB Attorney
William Ryden, Borough Engineer
John Szabo, Borough Planner
Sarah Jane Noll, Clerk/Administrator
Alix Bacon NJ Conservation

Vice-Chairman - Peter Sorge nominated David DiSabato as Vice-Chairman for the year 2022; Greg Yannaccone seconded the motion which was approved by the following roll call vote:

AYES: Greg Yannaccone; Greg Skinner; Joan Dill; Matte Sutte; Robert Riedel; Judy Silacci; Craig Darvin; Paul Norbury; John Sweeney and Peter Sorge.

Assistant Secretary- Greg Yannaccone moved to nominate Judy Silacci as the Assistant Secretary of the Board for 2022; Joan Dill seconded the motion which was passed by the following roll call vote:

AYES: Greg Skinner; John Sweeney; Joan Dill; David DiSabato; Peter Sorge; Greg Yannaccone; Matte Sutte; Robert Riedel; Craig Darvin and Paul Norbury.

APPOINTMENT OF PROFESSIONALS:

Greg Yannaccone moved to adopt the resolution appointing the Attorney Roger Thomas, Planner John Szabo, and Engineer William Ryden for the year 2022; Judy Silacci seconded the motion which was passed by the following roll call vote:

AYES: Greg Skinner; Greg Yannaccone; John Sweeney; Joan Dill; David DiSabato; Peter Sorge; Craig Darvin; Matte Sutte; Robert Riedel; Judy Silacci and Paul Norbury

Appointment of Clerk/Secretary for 2022:

Greg Yannaccone moved to appoint Sarah Jane Noll as the Clerk/Secretary for the year 2022; David DiSabato seconded the motion which was approved by the following roll call vote:

AYES: Greg Yannaccone; Greg Skinner; Joan Dill; David DiSabato; Chris Downing; Peter Sorge; Matte Sutte; Robert Riedel; Judy Silacci; Craig Darvin and Paul Norbury.

OFFICIAL NEWSPAPER and Meeting Dates for 2022 & January 2023:

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Joan Dill moved to adopt the resolution designating the Official newspapers which are the Courier News and Bernardsville News; location for posting of notices and the fee to be paid by any person requesting individual notice of meetings **and the meeting dates** for 2022 and January 2023; Judy Silacci seconded the motion which was passed unanimously by the Board.

That ended the reaffirmation of the reorganization meeting of January 12, 2022

1. Public Hearing:

**REVIEW OF UPDATED OPEN SPACE AND RECREATION PLAN
BOROUGH OF BOROUGH OF PEAPACK GLADSTONE LAND USE BOARD**

The meeting was turned over to John Szabo Borough Planner. Mr. Szabo confirmed that the proper notices had been sent out. Mr. Szabo was made the presenter and explained that in March 1999 the Borough opened an Open Space Trust Fund. The last plan was adopted in 2011 and was required to be adopted every 10 years. The Goals and Policies were reviewed by Mr. Szabo and the records were modified to reflect the purchase of the Nelson Property. He reviewed the **'Inventory of Open Space Resources'** and conservation properties which were mapped. IL Monello Restaurant property will be added to the map. He explained that a Trail Map component has been added and explained that since surveys have not been done, the locations on the map are approximate.

A Needs Assessment was reviewed by Mr. Szabo. The Open Space Program is predominantly passive concluding that active recreation is needed. A recreation subcommittee has been activated.

Mr. Szabo's recommendations are that the 2011 Open Space/Recreation Plan (OSRP) is still valid, and that the Borough has been implementing the OSRP consistent with the 2011 OSRP recommendations. A policy statement should be included in the updated OSRP that discusses the need to create an open space connection with development occurring to the west of Route 206 which is otherwise segregated from access to open space resources of the Borough.

The presentation was concluded.

John Sweeney asked if the addition of the Nelson property has changed some of the calculations. Mr. Szabo will review this.

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Public Portion – John Kappler, 25 Holland Ave. asked about evaluating targeted properties. Mr. Szabo explained that there are reasons for acquiring property which include restoring indigenous properties. This should be budgeted for, and a policy statement made. Mr. Szabo has overlaid the maps over environmentally sensitive properties. There was discussion on obtaining a property which is directly across from Natirar on Main Street. The property will be added to the map as targeted property. The map will be forwarded to the LUB. It is a flag lot known as Lot 31 and is Borough property. It will be incorporated into the Trail Map. No one disagreed with this.

The public portion was closed.

Joan Dill moved to adopt the Open Space/Recreation Plan; David DiSabato seconded the motion which was passed by the following roll call vote:

AYES: Greg Skinner; John Sweeney; Gregory Yannaccone; Joan Dill; Judy Silacci; David DiSabato; Peter Sorge; Chris Downing; Robert Riedel; Paul Norbury and Craig Darwin.

NAYS: None

Mr. Szabo will make the changes and send copies to the County, State and Green Acres.

Chairman Yannaccone thanked Mr. Szabo and Alix Bacon of the NJ Conservation.

2. Discussion with Env. Comm:

Other participants were Steve Kinsey; Isabel Corbin; and John Kappler.

'Potential' Steep Slope/ Lot Grading Ordinance

John Kappler and Isabel Corbin were present. There was a committee of 6 persons who drafted the proposed ordinance.

Isabel Corbin briefly discussed the reasoning behind the proposal and asked the LUB for input. Chairman Yannaccone had spoken to Borough Engineer William Ryden who asked that he be allowed to review the ordinance. Since his review will need to be budgeted for, Mr. Ryden will prepare an estimate of his costs for review. There was no objection to this. This will be placed on the next available agenda. Mr. Ryden explained that it has to do with the development of land and addressing the amount of coverage and stormwater. Currently under the State Soil Erosion

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and Sediment Control Act, 5,000 s.f. or more triggers the need for a permit. Agriculture and woodland activities are exempt from getting a permit.

The Chairman thanked Isabel Corbin and John Kappler for their work.

Any Other Business: The Board Clerk/Administrator advised that next meeting of the LUB is Wednesday, March 2nd.

ADJOURNMENT: By motion of Joan Dill and seconded by Judy Silacci, the meeting was adjourned at 8:05 p.m.

**Sarah Jane Noll
Clerk/Administrator**