

**Borough of Peapack & Gladstone  
Land Use Board  
Special meeting**

*November 6, 2019*

**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 17, 2019 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 17, 2019.

**Salute to the Flag**

**Roll Call:**

**Present:**

Mark Corigliano, Councilman – acting chairman  
Mayor Greg Skinner  
Judy Silacci  
Chris Downing  
Kingsley Hill  
Joan Dill  
David DiSabato  
James Heck, Alternate # 2  
Matt Sutte, Alternate # 4

**Absent:**

Greg Yannaccone, Chairman  
Susan Rubright  
Peter Sorge, Alternate # 1  
John Szabo, Planner  
William Ryden, Borough Engineer

**Also Present:**

Roger Thomas, Esq. Board attorney

The meeting commenced at 7:04 p.m. Mark Corigliano chaired the meeting due to the absence of both the Chairman Greg Yannaccone and Vice-chairperson Susan Rubright.

**Minutes** – September 18<sup>th</sup> minutes were approved as corrected.

• **RESOLUTION:**

**#2019-004 – Block 26, Lot 16.02 – Willow Ave. – RR-5 Zone**

Mr. Thomas made the changes as suggested by the applicant Nicholas Villa.

BOROUGH OF PEAPACK AND GLADSTONE LAND USE BOARD  
RESOLUTION OF MEMORIALIZATION

Approved: September 18, 2019  
Memorialized: November 6, 2019

BOROUGH OF PEAPACK & GLADSTONE  
LAND USE BOARD  
November 6, 2019

**IN THE MATTER OF  
NICHOLAS VILLA  
BLOCK 26, LOT 16.02  
MINOR SUBDIVISION APPLICATION  
APPLICATION NO. 2019-004**

**WHEREAS**, Nicholas Villa, (hereinafter known as the “Applicant”) filed an application for minor subdivision approval with the Borough of Peapack and Gladstone Land Use Board (hereinafter known as the “Land Use Board”) on August 13, 2019, and

**WHEREAS**, the matter was deemed complete on September 18, 2019, and

**WHEREAS**, public hearing was held on September 18, 2019 without notice being required, at which time the Land Use Board rendered its decision on the application in accordance with the requirements of N.J.S.A. 40:55D-10(g), and

**WHEREAS**, it has been determined that the Applicant has complied with all of the rules, regulations and requirements of the Land Use Board and that all of the required provisions of compliance have been filed with the Land Use Board, and

**WHEREAS**, the Land Use Board has received as part of the hearing process the following testimony and documentary evidence submitted by the Applicant and its consultants, the Land Use Board staff, and members of the public:

The Applicant is contract purchaser of a portion of the property know as Lot 16.02, Block 26 on the Tax Map of the Borough of Peapack and Gladstone. It is located in the RR-5 zone. The Applicant seeks to subdivide the existing 24.3 acre lot into two (2) new lots. Lot 16.12 will consist of four (4) acres and remainder Lot 16.02 will consist of 20.3 acres. The Applicant is proposing an access easement for the benefit of Lot 16.12 to provide access onto Willow Avenue.

Mr. Ryden, the Board Engineer, rendered a report dated August 30, 2019. In that report he noted that an access easement currently exists for remainder Lot 16.02 to Willow Avenue through Lot 17.01. The Applicant confirms that no new development is being proposed on the properties. No variances are being requested.

The meeting was opened to the public and no public comment was received.

**WHEREAS**, the Land Use Board, in reviewing the foregoing testimony and documentary evidence, makes the following findings of fact and conclusions:

The Applicant is seeking a minor subdivision of Lot 16.02. It is noted that there are no variances being requested. The Applicant is proposing a separate access easement on proposed Lot 16.12 to Willow Avenue that will cross Lots 16.08 and 16.11, both of which are owned by the Applicant. The Board finds that the subdivision complies with the RR-5 zoning requirements and can be approved with the conditions outlined as part of the hearing.

**NOW, THEREFORE, BE IT RESOLVED** that the Land Use Board of the Borough of Peapack and Gladstone does hereby approve the minor subdivision requested by the Applicant as more particularly described in a map entitled “Minor Subdivision Plan for Block 26, Lot 16.02” prepared by James J. Mantz of Bridgewater, New Jersey which map is dated August 11, 2019 and consists of one (1) sheet.

This approval is subject to the following terms and conditions:

1. The Applicant shall submit to the Borough Engineer and to the Board Attorney an access easement providing access to proposed Lot 16.12 to Willow Avenue.
2. This approval is subject to the payment of all appropriate fees and taxes.

BOROUGH OF PEAPACK & GLADSTONE  
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Joan Dill moved to adopt the foregoing resolution #2019-004; Kingsley Hill seconded the motion which was passed by the following roll call vote:

**AYES:** Mark Corigliano; Greg Skinner; David DiSabato; James Heck; Christopher Downing; Kingsley Hill; Joan Dill; Judy Silacci; Matt Sutte.

**NAYS:** None

**Ordinance Amendment: #1081-2019**

Mark Corigliano explained that the amended ordinance conforms to the settlement agreement. The board members noted several changes that had to be made to the ordinance. Roger Thomas will go over the typographic errors and have John Szabo make the necessary changes in the ordinance that referred to other municipalities.

Judy Silacci moved to advise the Mayor and Council that the proposed amended ordinance #1081-2019 is not inconsistent with the Master Plan; Mayor Skinner seconded the motion that was passed unanimously by the following roll call vote:

**AYES:** Mark Corigliano; Mayor Greg Skinner; Judy Silacci; Chris Downing; Kingsley Hill; Joan Dill; David DiSabato; James Heck and Matt Sutte

**NAYS:** None

**Adjourn**

A motion to adjourn was made and seconded and the meeting was closed at 7:25 p.m.

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Sarah Jane Noll  
Administrator/Secretary