

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

December 4, 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:

Greg Yannaccone, Chairman
Mayor Greg Skinner
Susan Rubright
Judy Silacci
Chris Downing
Kingsley Hill
David DiSabato
Peter Sorge, Alternate # 1 - late
James Heck, Alternate # 2 - late
Matt Sutte, Alternate # 4 – was present and recused himself

Absent:

Mark Corigliano, Councilman
Joan Dill
John Szabo, Planner
William Ryden, Borough Engineer

Also Present:

Roger Thomas, Esq. Board attorney

The meeting commenced at 7:04 p.m.

Minutes – November 6, 2019 minutes were approved as read.

- **Public Hearing:**

2019 -006: BLOCK 2.02, LOT 3 – 7 Church Street - Allow the conversion of a 283 s.f. deck into living quarters. The deck is at the rear of the dwelling however it is within the front yard setback. Four (4) waivers are also being requested therefore the application is not complete.

Michael Harding was present and introduced himself and was sworn in by the Board attorney Roger Thomas.

Matt Sutte recused himself; he lives within 200' of the applicant.

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John Szabo, Borough Planner had submitted a report dated 11-25-19; Mr. Szabo was unable to attend the meeting. The report addressed the need for the board to act first on the waiver requests so that the application could proceed to the public hearing.

Mr. Thomas advised that the waivers can be granted as per the planner John Szabo's recommendation.

The following waivers for completeness were requested by the applicant Michael Harding:

1. **23-33.1(18)** Location, size, type and specifics of all existing and proposed utilities and storm drainage facilities
2. **23-33.5(16)** Existing and proposed landscape areas.
3. **23-33.1(15)** Boundary limits, nature and extend of wooded areas, specimen trees and other significant features.
4. **23-33.1(22)** Percolation test for each proposed lot and soil borings of sufficient detail to ascertain the permeability characteristics of the site.

The letter from Ferriero Engineering dated November 11, 2019 explained the reasoning for the waivers.

Kingsley Hill moved to approve the requested waivers; Judy Silacci seconded the motion which was approved by the following roll call vote:

AYES: Greg Yannaccone; Greg Skinner; Susan Rubright; Judy Silacci; Chris Downing; Kingsley Hill; David DiSabato

NAYS: None

The application is deemed complete and the tolling time began.

Mr. Hardin testified that the house was built in 1765. He showed pictures of the existing house showing the additions previously made to the house. He wishes to connect the two wings which is presently connected by a deck.

***James Heck came into the meeting at 7:10 p.m.**

He showed the architectural plans showing the addition which will be raised 5' as per FEMA. He also showed the proposed addition from all sides. A small portion of the proposed addition consisting of 823 s.f. is within the front yard setback.

***Peter Sorge came into the meeting at 7:15 p.m.**

Mr. Thomas then reviewed John Szabo's report with the applicant. He asked Mr. Harding to describe the neighborhood. Mr. Harding advised that the church and the Second-Hand Thrift shop are across from this property on Church Street. The lot is a corner property fronting on Jackson and Church. Greg Yannaccone pointed out that the houses in this area are non-conforming. Mr. Hardin has not spoken with the neighbors. Mr. Kingsley questioned the table in Mr. Szabo's report. Mrs. Rubright asked the color of the house; they plan to change the color to a blue/gray when they do the addition. This will be in

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character with the historic value of the house. Susan Rubright commended the Harding's on what they propose to do.

Public Portion was opened and closed since there was no one in the public.

Mr. Thomas advised that this is a 'c-2' variance and is preserving an historic structure and that there are no detriments. Mr. Thomas noted that it is interesting when no one shows up. The property does abut the brook and fits into the neighborhood. There is no negative impact to the neighborhood or master plan.

Susan Rubright moved to approve the variance request subject to the necessary approval from the DEP and FEMA; Judy Silacci seconded the motion which was approved by the following roll call vote:

AYES: Greg Yannaccone; Greg Skinner; Susan Rubright; Judy Silacci; Chris Downing; Kingsley Hill; David DiSabato

NAYS: None

ABSTAIN: Peter Sorge and James Heck

Adjourn

A motion to adjourn the meeting at 7:30 p.m. was made and seconded.

Sarah Jane Noll
Administrator/Secretary