

**BOROUGH OF PEAPACK & GLADSTONE
LAND USE BOARD
October 19, 2022
7 p.m.**

Location: Via GoToMeeting conferencing system

Chairman Greg Yannaccone commenced the meeting at 7: 01p.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 March 3, 2022. 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

Roll Call:

Present:

Gregory Yannaccone, Chairman
John Sweeney, Councilman
Judy Silacci
Joan Dill
David DiSabato
Chris Downing
Peter Sorge
Matt Sutte, Alternate # 1
Robert Riedel, Alternate # 2
Paul Norbury, Alternate # 3
Craig Darwin, Alternate #4

Absent:

Mayor Greg Skinner
William Ryden, Borough Engineer

Also Present:

Roger Thomas, LUB Attorney
Steve Lydon, Borough Planner during the absence of John Szabo
Sarah Jane Noll, Clerk/Administrator

Minutes: none

Public Hearing:

Application # 2022-003 – Pereira Variance Application- Block 24, Lot 7 – 134 Main Street.

Applicant is proposing to add a garage addition to the house at 134 Main Street. Side yard setback variances are requested. **The application was deemed**

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complete 9-29-22. Borough Engineer Ryden has no engineering concerns currently. If approved, prior to obtaining a building permit, a Lot Development Plan is to be prepared and reviewed by Mr. Ryden through the Zoning Office. **Board Action by November 13, 2022**

Susan Rubright, Esq. of the firm of Brach/Eichler located at 101 Eisenhower Pkw., Roseland, New Jersey was present representing the applicant, Nathalie Pereira.

Ms. Rubright reviewed the application for a 'c' variance which would allow the construction of a one-story attached garage addition to an existing single-family residence located at 124 Main Street.

Ms. Pereira testified to the proposal and the existing conditions. Mr. Szabo had no issues with the proposed addition. The existing garage will be demolished and a new garage attached to the existing house via a mud room will need a side yard variance. 6.05' is proposed and a side yard (combined) proposes a 10.95' side yard variance rather than the 20' required.

Board questions - none

Open Public Portion for questions – no one had any questions of the witness.

Close Public Portion

By motion of Judy Silacci and seconded by Joan Dill, the application was approved by the following roll call vote:

AYES: Gregory Yannaccone, John Sweeney, Judy Silacci, Joan Dill, David DiSabato, Chris Downing, Peter Sorge, Matt Sutte, Robert Riedel, Paul Norbury, Craig Darwin,

NAYS: None

Any Other Business - none

ADJOURNMENT: By motion of Greg Skinner and seconded by Joan Dill, the meeting was adjourned at 7:30 p.m. The motion was passed.

Sarah Jane Noll
Clerk/Administrator