

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

December 6, 2023

Chairman Greg Yannaccone called the meeting to order at 7:00 p.m.

Opening Statement: Pursuant to the Open Public Meetings Act, Adequate notice of this web-based platform providing remote access as the meeting will be open to the public remotely was published in the Courier News on November 16, 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
Sarah Jane Noll, Class II
John Sweeney, Class III
Chris Downing, Class IV
Judy Silacci, Class IV
Joan Dill, Class IV
David DiSabato, Class IV
Robert Riedel, Alternate # 1
Craig Darwin, Alternate # 2
Scott Ross, Alternate # 3
William Hillsinger, Alternate #4

Absent:

William Ryden, LUB Engineer
John Szabo, LUB Planner
Greg Yannaccone, Class IV
Matt Sutte, Class IV

Also Present:

Roger Thomas, Esq.
Sarah Jane Noll, Clerk/Administrator
Robyn Welsh, Planner standing in for John Szabo

Pledge of Allegiance

David DiSabato chaired the meeting in the absence of chairman Greg Yannaccone.

Public Hearing:

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**2022 Comprehensive Farmland Preservation Plan Update – 2023 Amendment –
Presenter – Robyn Welsh**

Robyn Welsh, standing in for John Szabo in his absence was sworn in by LUB Attorney Roger Thomas. Ms. Welsh is licensed in the State of New Jersey and is certified with the American Institute of Planners. Ms. Welsh advised that the Farmland Preservation Plan Update was adopted December 7, 2022. The SADC (State Agriculture Development Committee) advised the Borough of their comments for the plan. These were sent to the Borough Agriculture Committee. The Committee made the appropriate changes which were sent back to the SADC. Because of the changes to the plan, a public hearing is required, and the readoption of the revised plan made by the Land Use Board. Ms. Welsh reviewed the changes and the properties involved. The Land Use Board members had no questions.

Public Portion – A motion to open the meeting to the public for questions or comments was moved and seconded. The motion passed. The LUB Clerk/Secretary Sarah Jane Noll certified that there was no one in the public and a motion to close the public portion was made and seconded. The motion passed.

A motion approving the 2023 Amendment was made by Sarah Jane Noll and seconded by Judy Silacci. The motion was passed by the following roll call vote:

AYES: Mark Corigliano, John Sweeney, David DiSabato, Chris Downing, Judy Silacci, Joan Dill, Sarah Jane Noll, Robert Riedel, Craig Darvin, Scott Ross, William Hillsinger.

NAYS: None

A motion approving the resolution adopting the 10 Year Comprehensive Farmland Preservation Plan revised through October 30, 2023, was made by Judy Silacci and seconded by Joan Dill. The motion was passed by the following roll call vote:

AYES: Mark Corigliano, John Sweeney, David DiSabato, Chris Downing, Judy Silacci, Joan Dill, Sarah Jane Noll, Robert Riedel, Craig Darvin, Scott Ross, William Hillsinger.

NAYS: None

Minutes: The minutes of the November 1, 2023, LUB meeting were approved as corrected by a motion made by Mark Corigliano and seconded by Joan Dill. The motion passed.

Robert Riedel abstained.

Executive Session:

Closed Session Resolution

WHEREAS, the Open Public Meetings Act, P. L. 1975, Chapter 231 permits the exclusion of the public from a meeting in certain circumstances; and

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WHEREAS The Land Use Board of the Borough of Peapack & Gladstone is of the opinion that such circumstances presently exist; and

WHEREAS the Land Use Board wishes to discuss a matter relating to:

Matters relating to contract and possible litigation.

Minutes will be kept and once the matter involving the confidentiality of the above no longer requires that confidentiality, then the minutes can be made public.

NOW, THEREFORE BE IT RESOLVED, by the Land Use Board of the Borough of Peapack & Gladstone, that the public be excluded from this meeting.

Dated: December 6, 2023

Sarah Jane Noll
Secretary/Administrator

A motion to adopt the foregoing resolution was made by Mark Corigliano and seconded by Joan Dill. The motion was passed by the following roll call vote:

AYES: Mark Corigliano, John Sweeney, David DiSabato, Chris Downing, Judy Silacci, Joan Dill, Sarah Jane Noll, Robert Riedel, Craig Darvin, Scott Ross, William Hillsinger.

NAYS: None

A motion to leave the closed session and go back into public was made by Judy Silacci and seconded by Sarah Jane Noll. The motion passed by the following roll call vote:

AYES: Mark Corigliano, John Sweeney, David DiSabato, Chris Downing, Judy Silacci, Joan Dill, Sarah Jane Noll, Robert Riedel, Craig Darvin, Scott Ross, William Hillsinger.

NAYS: None

The LUB meeting was reconvened at 7:50 p.m.

OTHER BUSINESS: The Clerk/Secretary advised that the next meeting would be on January 17, 2024, and would be the reorganization of the LUB. That meeting is held on the 3rd (third) Wednesday. Currently, there are no applications in front of the LUB.

Adjourn

By a motion made by Judy Silacci and seconded by Sarah Jane Noll, the LUB meeting was adjourned at 7:54 P.M. The motion passed.

Sarah Jane Noll
Clerk/Secretary