

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

May 15, 2024

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 2024 Meeting Dates was published in the Courier News and Bernardsville News on April 20, 2024, and posted with the Municipal Clerk, on the bulletin board at the municipal building and posted at the Peapack and Gladstone post offices”.

Flag Salute

Roll Call:

Mark Corigliano, Class I
John Sweeney, Class III
Sarah Jane Noll, Class II
Greg Yannaccone, Class IV
Judy Silacci, Class IV
David DiSabato, Class IV a
Matt Sutte, Class IV
Robert Riedel, Alternate # 1
Craig Darvin, Alternate # 2
Scott Ross, Alternate # 3
William Hillsinger, Alternate # 4

Absent:

Joan Dill, Class IV
Chris Downing, Class IV
William Ryden, LUB Engineer
Roger Thomas, Esq.

Also Present:

Matt Lynch, Esq. present for Roger Thomas, Esq., LUB Attorney
John Szabo, LUB Planner

Minutes: A motion approving the LUB minutes of April 17, 2024, was made by Judy Silacci and seconded by Sarah Jane Noll. The motion passed.

Abstained: David DiSabato

Public Hearing -

- **Master Plan Element – Environmental Resource Inventory Update April 22, 2024-** Presented by Environmental Commission – prepared by Barbara Davis of the Land Conservancy of New Jersey.

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Ms. Davis of the Land Conservancy of New Jersey introduced herself and explained that this is an update to the previous ERI. The most significant changes include climate change and heat resiliency. Peapack Gladstone is susceptible to wildfires. Mapping is included so that funding can be applied for. The State has released the 2020 data which has been incorporated in the report. This report has interactive links, and it is noted that the Borough is in the Highlands. The Farmland Preservation was updated in 2024. She reviewed the maps that are contained in the ERI. She complimented the Environmental Commission and the Land Use Board for updating the ERI. She concluded her presentation and thanked the LUB members and staff.

There were questions from the LUB members. The ERI will be dated May 15, 2024, once the LUB adopts it this evening.

John Szabo advised that the plan will be helpful in reviewing plans.

Public Portion – The public portion was opened and closed since there was no one in the public wishing to question the report or make comments.

John Sweeney moved to adopt the Master Plan Element – Environmental Resource Inventory update April 22, 2024; Sarah Jane Noll seconded the motion which was passed by the following roll call vote:

AYES: Mark Corigliano; Greg Yannaccone; John Sweeney; Judy Silacci; Sarah Jane Noll; David DiSabato; Matt Sutte; Robert Riedel; Craig Darvin; Scott Ross and William Hillsinger.

NAYS: None

P-G Residential Developers, LLC. – Block 33, Lots 11, 11.01 and 13. Request for extension of protection for Site Plan and variance approval until April 7, 2025

A motion granting an extension of protection for Site Plan was made by Mark Corigliano and seconded by David DiSabato. The motion passed by the following roll call vote:

AYES: Mark Corigliano; John Sweeney; Greg Yannaccone; David DiSabato; Judy Silacci; Sarah Jane Noll; Matt Sutte; Robert Riedel; Scott Ross; Craig Darvin; William Hillsinger.

NAYS: None

Consistency Review – Land Development Ordinance - ORDINANCE NO. 1142-2024

Mayor Corigliano explained that this is an ordinance that had been previously reviewed by the LUB. John Szabo commented on the ordinance and that it is not inconsistent with the Master Plan.

Public Portion – By motion and a second, the public portion was opened for comment and closed since there was no one in the public.

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Mayor Corigliano moved to find that **Ordinance No. 1142-2024** is not inconsistent with the Master Plan; Judy Silacci seconded the motion which was passed by the following roll call vote:

AYES: Mark Corigliano; John Sweeney; Greg Yannaccone; David DiSabato; Judy Silacci; Sarah Jane Noll; Matt Sutte; Robert Riedel; Scott Ross; Craig Darwin; William Hillsinger.

NAYS: None

ABSTAIN: David DiSabato

A letter will be sent to the Mayor and Council.

2023 Annual Report – Matt Lynch, Esq. spoke to the report. Mr. Lynch will make the minor corrections that were suggested and forward the corrected report to the Board Secretary.

By motion of Judy Silacci and seconded by Sarah Jane Noll, the 2023 Annual Report was approved by the Land Use Board by the following roll call vote:

AYES: Mark Corigliano; John Sweeney; Greg Yannaccone; David DiSabato; Judy Silacci; Sarah Jane Noll; Matt Sutte; Robert Riedel; Scott Ross; Craig Darwin; William Hillsinger.

NAYS: None.

Other Business - The Clerk discussed the future meetings. There will not be a meeting on June 5th.

Adjourn – By motion of Greg Yannaccone and seconded by John Sweeney, the meeting was adjourned at 7:45 p.m. The motion passed.

**Sarah Jane Noll
Clerk/Administrator**