

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

**June 15, 2022**

**7 p.m.**

**Location: Via GoToMeeting conferencing system**

Greg Yannaccone commenced the meeting at 7 p.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](mailto:snoll@peapackgladstone.org) or 201-400-9043.

**Flag Salute**

**Roll Call:**

**Present:**

Mayor Greg Skinner  
John Sweeney  
Gregory Yannaccone, Chairman  
Judy Silacci  
Joan Dill  
David DiSabato  
Chris Downing  
Paul Norbury, Alternate # 3  
Craig Darvin, Alternate #4  
Robert Riedel, Alternate # 2  
Matt Sutte, Alternate # 1

**Absent:**

William Ryden, Borough Engineer  
Peter Sorge

**Also Present:**

Roger Thomas, LUB Attorney  
John Szabo, Borough Planner  
Sarah Jane Noll, Clerk/Administrator

**Minutes:** May 4, 2022, as corrected by Judy Silacci; seconded by Joan Dill. Craig and Joan abstained

**Public Hearing:** - *carried without further to July 6, 2022, LUB Meeting*

**Application # 2021-007 - Manjit Singh Bajwa – Block 14, Lot 5 – 7 Pottersville Road**

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Application deemed complete 4-20-22. Tolling time August 18, 2022. This meeting will continue as virtual.

### **Public Hearing**

**Application # 2022-001 - Eric & Samantha Quartello - Block 4, Lot 22.02 - 9 Patriot Road-** Tolling Time 9-9-22. Applicants are seeking a d (4) use variance approval to exceed the permitted floor area ratio with ancillary 'c' variance relief to permit the construction of a garage addition with additions to other portions of the existing home.

Michael Selvaggi, Esq. was present representing the applicant. He went through the variances that are being sought.

Mr. Quartello was present and was sworn in by Roger Thomas. Lived at their present address for 4 years and lived in Peapack for 11 years. He advised that he wants to expand the garage into a living room and create a new 3 car garage. He made a statement to the board. It will open up the living environment and an expansion of the yard. 'D' 4 variance.

The Mayor and Councilman Sweeney were advised that they cannot hear the application. Both left the meeting.

Board questions: no questions

Public Portion. There was no one in the public.

Michael Roth, Engineer was sworn in and testified – 52 Quail Run, Long Valley, NJ. He gave his background and sworn in and was accepted as an expert witness. His license is in good standing.

Mr. Roth reviewed sheet 1 of the site plan dated 2/3/22 showing existing and proposed. He reviewed the site and the surrounding area. Single family dwelling, inground pool and shed. The proposed is an addition to a single-family dwelling conforming to the setback requirements. 3 car garage; covered patio. There is a 77' setback from front property line. Height complies with zoning requirements. He reviewed the coverages that need variances.

The engineering report dated 5-12-22 prepared by William Ryden, Borough Engineer was received. A report dated 6-2-22 prepared by John Szabo, Borough Planner, was received. An exemption letter from the Somerset Co. Planning Board has been received.

Greg Yannaccone asked if there are any existing stormwater facilities. None has been located. Joan asked about the slopes down toward the cemetery. The grade was shown on the plans.

There was no further question of the witness

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Public Portion – no one had questions.

Ron Nehrings, the architect, was sworn in. Byrne Design at 10 Main Street, Chester. He is not an architect, but he is a designer. Mr. Matarazzo is the architect and is in Toms River. He showed the present layout of the house. He then displayed the proposal which included a dining room; kitchen with breakfast area, pantry and butler's pantry, family room, two fixture powder room. Storage out the front and a 3-car garage. Covered patio off the family room at the rear and a lower and upper patio. The upper level includes 4 bedrooms including the master BR, laundry, 3 fixture bath, office and a master bath with exercise room and walk-in closet. Balcony overlooking the patio. There was a rendering of the proposed front, rear, and left side elevations. This fits in with the existing homes in the neighborhood. Colonial style shutters. The existing home consists of 2,960 s.f. The proposal would increase the sf to 4,869.

**Board Questions** – The Board members questioned the witness about the storage area being in the front and discussed the possible impact on the neighbor at 14 Patriot and asked if he had been notified. It was verified that they had been noticed.

**Public Portion** – No one was in the public.

John McDonough was sworn in and accepted as an expert planner. He reviewed the following exhibits – photos taken by Mr. McDonough on this date.

**Exhibit A-1**- photo # 1 – showing the existing 2 car garage  
Exhibit A-2 – photo #2 – looking at front of house from driveway  
Exhibit A-3 – photo #3 – looking at rear of house with existing deck  
Exhibit A-4 – photo #4 – pans to the right showing the inground pool.  
Exhibit A-5 – photo # 5 – panning further to the right.  
Exhibit A-6 - photo #6 – toward the right.  
Exhibit A-7 – photo of garage area and automobiles.  
Exhibit A-8 – photo of parking area.  
Exhibit A-9 – photo of area of the side of the property.

He reviewed the points supporting the variance D-4 building and lot coverage. Building coverage is 813 s.f. above what is allowed 497 s.f. over for lot coverage. No adverse impact on the area. Benefits would outweigh any detriment.

**Board questions.** - Joan Dill asked about the removal of the beautiful stone wall and questioned where the drywell will be located. The engineer Michael Roth then testified to the location of the drywell which will be east of the storage area. David DiSabato asked the witness to show the addition of the 3-car garage's location. The wall will be tied back into the remaining wall. Chris Downing asked if the cars would still have to back out making a K turn. The driveway will be 36' from edge of building to edge of driveway.

John Szabo asked if the property conforms currently and if an analysis of the surrounding homes had been done. He is concerned that the proposal will make

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this house the largest in the area. John McDonough explained that the lots at the end of the cul-de-sac are much larger than the other lots and allow for larger estate type homes.

**Public Portion-** Nicholas Gyma – 14 Patriot Road. Voiced his support for the variances needed.

**Public Portion Closed** – No one else wished to comment on the application.

John Szabo stated that he takes no issue with Mr. McDonough's testimony. The board should weigh the testimony.

Summary – Michael Selvaggi addressed the justification of the FAR variance.

Board Attorney Roger Thomas advised the Board that only seven members can vote on a 'd' variance.

A motion to approve the 'd' variance which is for the FAR was made by David DiSabato; seconded by Joan Dill. The motion was passed unanimously by the following roll call vote:

**AYES:** Judy Silacci; Joan Dill; David DiSabato; Chris Downing; Robert Riedel; Matt Sutte; Greg Yannaccone

**NAYS:** None

A motion to approve the 'c' variances for building and lot coverage was made by David DiSabato and seconded by Judy Silacci and approved by the following roll call vote:

**AYES:** Judy Silacci; Joan Dill; David DiSabato; Chris Downing; Robert Riedel; Matt Sutte; Greg Yannaccone; Craig Darvin and Paul Norbury.

**NAYS:** None

Since this is a 'c' variance Craig Darvin and Paul Norbury were allowed to vote.

### **Any Other Business:**

**ADJOURNMENT:** By motion of Joan Dill and seconded by Chris Downing, the meeting was adjourned at 8:30 p.m..

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**Sarah Jane Noll**  
**Clerk/Administrator**