

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

June 19, 2024

Vice Chairman David DiSabato 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  
Sarah Jane Noll, Class II  
Judy Silacci, Class IV  
David DiSabato, Class IV a  
Matt Sutte, Class IV  
Chris Downing, Class IV  
Robert Riedel, Alternate # 1  
Scott Ross, Alternate # 3  
William Hillsinger, Alternate # 4

**Absent:**

John Sweeney  
Greg Yannaccone, Class IV  
Craig Darvin, Alternate # 2  
Joan Dill, Class IV  
John Szabo, LUB Planner

**Also Present:**

Roger Thomas, Esq., LUB Attorney  
William Ryden, LUB Engineer

**Minutes:** A motion approving the LUB minutes of May 15, 2024, was made by Judy Silacci and seconded by David DiSabato. The motion passed.

**Abstained:** Chris Downing and Joan Dill

**Minor Subdivision/lot line adjustments.**

- **# 2024-007 - Andrew Tucker** – Block 8, Lots 2 & 2.12 – 57 Willow Ave. – applicant is represented by Amanda Kronemeyer, Esq. of Herold Law.

Ms. Kronemeyer advised that no variances are being sought. This is a minor subdivision. Ronald Kennedy of Gladstone Design in Gladstone, New Jersey is the only witness.

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Ronald Kennedy, of Gladstone Design in Gladstone, New Jersey was sworn in by LUB attorney Roger Thomas. His license is in good standing.

Mr. Kennedy testified explaining the Tuckers are having a lot line adjustment so that they can install a solar array on the property when the principal dwelling is located since it is not allowed on a vacant property.

The following exhibits were entered into evidence:

**Exhibit A-1** – An aerial of the property dated 6-19-24.

**Exhibit A-2** – site plan submitted.

Using the exhibits, he explained the properties which both are owned by the applicant. Lot 2.10 is a vacant lot with its primary access off Lincroft. They have no intent to sell the property. The application approval that was granted by the Board several years ago, will be eliminated with this lot line adjustment because the need for the variance no longer exists.

Approval from the Somerset Co. Planning Board had just been received on this date of June 19, 2024. They will be applying for the zoning and building permits for the solar array.

Borough Engineer William Ryden has no issues with the lot line adjustment. The property straddles two different zones.

**Board Questions.** There were no questions from the Board Members.

**Public Portion** – The public portion of the meeting was opened and closed since there was no one in the public wishing to comment or question the application.

Sarah Jane Noll moved to approve the requested minor subdivision and Judy Silacci seconded the motion which was passed by the following roll call vote:

**AYES:** Mark Corigliano; Sarah Jane Noll; Judy Silacci; David DiSabato; Matt Sutte; Chris Downing; Robert Riedel; Scott Ross and William Hillsinger.

**NAYS:** none

**Public Hearing**

Chris Downing recused himself since he lives within 200' of the subject property.

- **#2024-004 – Tim Peters** – Block 23, Lot 16 – 87 Main Street - applicant is represented by Nicole M. Magdziak, Esq. of Day Pitney LLP.

Ms. Magdziak introduced herself and explained the application for a sign which is proposed to be located 4' from the front property line. The proposed sign will be outside of the Somerset County site easement. This is being discussed with the County since it is not clear where the County right-of-way is located.

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Kenneth Dykstra of Dykstra Walker Design Group of Lake Hopatcong, New Jersey was accepted as an expert witness and stipulated that his license is in good standing.

Entered into evidence was the following exhibit:

**Exhibit A-1** – Rendered site plan dated June 3, 2024, consisting of one (1) sheet.

The property is 1.25 acres; is in the VN Zone and contains a three-story brick office building with 39 parking spaces. The proposal is a free-standing sign of 24 s.f. They are proposing it relatively close to the road for visibility of the traveling public. The sign conforms with the ordinance. They might have solar lights shining from the ground up. There is no conflict with the Master Plan or ordinances.

Joe Mihalik of Signs for Today located in Dover, New Jersey was sworn in and testified to the design of the proposed sign. It will be carved and trimmed with 24 carat gold. And will not be lite. Photos of the proposed sign were submitted.

The Board members suggested other locations. The applicant did agree to move the sign within two (2) feet of the side curb of the access subject to the location of the County site triangle. It was also agreed that the applicant will work with the Board professionals to assure that the lighting will be focused directly on the sign and there will be no spillover that will adversely affect night glow or surrounding properties and it will be solar powered.

**Public portion** – The meeting was opened and closed to the public since there was no one in the public.

Matt Sutte moved to approve the proposed sign variance with the conditions discussed previously by the board; Mark Corigliano seconded the motion which was passed by the following roll call vote:

**AYES:** Mark Corigliano; Sarah Jane Noll; Judy Silacci; David DiSabato; Matt Sutte; Chris Downing; Robert Riedel; Scott Ross and William Hillsinger.

**NAYS:** none

**Adjourn** – By motion of Matt Sutte and seconded Judy Silacci, the meeting was adjourned at 7:45 p.m. The motion passed.

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**Sarah Jane Noll  
Clerk/Administrator**