

**BOROUGH OF PEAPACK & GLADSTONE
LAND USE BOARD
June 7, 2023**

Chairman Greg Yannaccone called the meeting to order at 7:05 p.m.

Opening Statement: Pursuant to the Open Public Meetings Act, Adequate notice of the 2023 Meeting Dates was published in the Courier News and Bernardsville News on January 24, 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
Greg Yannaccone, Class IV
David DiSabato, Class IV
Judy Silacci, Class IV
Joan Dill, Class IV
Chris Downing, Class IV
Robert Riedel, Alternate # 1
Scott Ross, Alternate # 3
William Hillsinger, Alternate #4

Absent:

William Ryden, Borough Engineer
Craig Darvin, Alternate # 2
Matt Sutte
Councilman John Sweeney
Officer Thomas Scanlon

Also Present:

David Novak, Planner
Roger Thomas, Esq.
Sarah Jane Noll, Clerk/Administrator

Pledge of Allegiance

Minutes: May 3, 2023, and May 17, 2023 – Joan Dill moved to approve the minutes of May 3, 2023, and May 17, 2023; Judy Silacci seconded the motion. The motion passed.

Abstain – Mark Corigliano and John Sweeney

Public Hearing:

LUB 2023-005 – Nicholas and Elizabeth Pope – 50 Fowler Road – Block 33, Lot 7 – RE Zone. Frederick Zelle, Esq. was present standing in for Vincent T. Bisogno, Esq.

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representing the applicants. The applicant is seeking front yard setback variances for a proposed garage addition and pavilion.

Mr. Zelley reviewed the C-1 and C-2 variances being sought.

Nicholas Pope, residing at 50 Fowler Road was sworn in and explained that he and his wife and three-year-old son purchased the property in August 2022. The house needs renovation and bringing it up to modern standards. They plan to have a small farm with cows and chickens. There is a detached 3 car garage which is set far from the house. They are proposing a pergola across from the garage. There is an existing pool.

There were no questions of the witness by the Board members.

Public Portion – Opened and closed to the public since there was no one present.

Architect Philip Grant with an office in Bernardsville, New Jersey was sworn in and testified that he is a licensed architect in New Jersey since 1989 and gave an overview of his educational background. He Licensed architect in N.J. gave an overview of his background and education. He was accepted as an expert witness.

He reviewed the architectural plans. The following exhibits were entered into evidence: **Exhibit A-1** - Sheet A-1 rendering of that sheet. The property consists of 33 acres. The existing house was built in 3 parts. As pieces were added on, there was no consideration of its efficiency. There are back stairs that lead to a suite on the second floor. The center is a living room and bedrooms on the second level. The north side contains the master bedroom with a basement that contains a pool room. There are stairs to a guest bedroom.

They want to make the existing driveway into a circular driveway. They will not take down any mature trees or vegetation. There will be a new three-car garage. There is an outdoor pavilion into the house via a mud room and laundry room. The footprint of the existing house is not being expanded other than the addition of the garage and the pavilion. The house contains 5,400 s.f. The internal reconfiguration is the main focus of the work. The existing garage which is partially constructed into the ground will be dug out. The layout of the upper floor was reviewed and consists of 5 bedrooms; a study; two (2) bathrooms, laundry room and study.

Exhibit A-2 – 6-7-23 dated. Aerial of the area showing the property and the conservation easement. There are no improvements in the conservation easement.

Exhibit A-3 – using this sheet of the plans he explained the reason for the variance and the location of the front setback which dissects the house. If the pavilion and the garage were not connected, as accessory structures, they could be made to comply with the setbacks. The garage acts as a screen for the courtyard. The creation of the courtyard

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changes the character of the house. He deliberately put the breezeway between the house and the garage.

Exhibit A-5 is the rendering of the front of the house. The ceilings are at 7 ½ 'so they want to raise the ceiling of both floors.

The entrance will be stone and clapboard. There is an existing outbuilding which is an old barn 1 ½ story in height.

Board questions – Their intention is not to remove the large tree. It will be replaced if the it is removed.

The secretary advised the applicant of the process of a lot development which is then reviewed by the Board engineer if the application is approved.

Public – none

Giovanni Manilio – 62 Grove St., Somerville, NJ engineer was accepted as an expert witness. He testified that he had prepared the site plan.

Sheet 2 shows the existing conditions which are to remain.

Sheet 3 shows the proposed structures and their setbacks. Proposed stable building; pool house; new driveway entrance. The property is in the RE Zone. Max area of 25 acres this is 32 acres. Front yard setbacks. There are no environmental concerns; no steep slopes; no wetlands. He reviewed the stormwater proposed. This is subject to the review of the engineer.

Board questions – none

Public – none

David Novak questioned any tree removal. If one tree is removed, it will be replaced.

Public comments – none

Mr. Zelle summed up the proposal. Both are C-1 variances. There are no negative criteria. Preserving an interesting home rather than knocking it down.

Board discussion.

Joan Dill moved to approve the requested variance; Judy Silacci seconded the motion which was approved by the following roll call vote:

AYES: Joan Dill; Judy Silacci; David DiSabato; John Sweeney ; Mark Corigliano ; Greg Yannaccone ; Chris Downing ; Robert Riedel ; Scott Ross and William Hillsinger

NAYS: None

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Mark Corigliano and John Sweeney recused themselves.

LUB 2023-003 – Dan and Katy Scott – 12 Prospect Street, Block 25, Lot 2 – Michael Selvaggi, Esq. was present representing the applicants. Variances being sought Building coverage - 17% proposed vs. 10% max.; Lot coverage - 38.8% proposed vs. 27.5% max.; FAR/use - 23.2% proposed vs. 17.5% max.

Michael Selvaggi explained the variances being sought which included a D-4 variance for the Floor Area Ratio and two bulk variances.

Daniel Scott was sworn in. 12 Prospect Street, Peapack. He and his family lived in Peapack for ten years in October 2023. They have a flat roof which they wish to change because of several issues with it and two daughters. They want to stay in the home. The upstairs contains a master bedroom, bathrooms and two tiny bedrooms. The daughters' rooms and an office would be put on the second floor.

No questions from the board and the public.

Nick Bensley, architect located at 122 Washington Street, Morristown was sworn in and accepted as an expert witness.

Reviewing the site plan he explained the additions. The home was built in 1890 and an addition was done in the 80's. That addition was done for offices after its use as the municipal building. In 1982 it was converted back to a single-family residence. This was part of the original submission. There is a breezeway connection. The garage is the problem with the FAR since it is attached to the principal dwelling.

They are proposing a 2nd floor over the flat roof. Adding a bay window to the dining room. Currently used as his home office which will be moved to the 2nd story. There will be a back stair to the 2nd floor. He reviewed the existing and proposed. The color will stay with pink trim. Will add some Victorian trim.

Board questions - none

Katy Scott- was sworn in and testified to when they purchased the house it is on the tax cards.

David Novak questioned the # of bedrooms. It will be 5 bedrooms and additional parking spaces. 4,300 s.f. with addition.

Joan Dill asked if the floors were still sloped. Mr. Scott answered yes and advised that they have character, but they don't intend to do anything.

Public – none

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Paul Ricci, Planner from 177 Atlantic Highlands, New Jersey. He was accepted as an expert witness. License still active.

Paul reviewed the variances being requested and the burden of proof. Definition of the floor area was read by Paul. It excludes attics, cellars, and basements. The attachment of the breezeway connects the garage with the principal dwelling. If this was not part of the FAR, a variance would not be needed. 123 s.f. takes it over the top. The site can accommodate the increase of the FAR. He also lives in a house prior to 1900. This application supports the principle of the land use law. The bulk variance is applicable under the c-2 criteria. The bay window addition is a benefit. These variances will not result in negative criteria. Aesthetically pleasing to the area. Sound land use planning.

Board Questions – none

Public - none

Joan Dill moved to approve the variances; Judy Silacci seconded the motion which was passed by the following roll call vote:

AYES: David DiSabato; Greg Yannaccone; Chris Downing; Robert Riedel ; Scott Ross and William Hillsinger

NAYS: None

The applicant was reminded that the approval is subject to stormwater and grading approval by the Borough Engineer.

Resolution for adoption

LUB 2023-004 - Christian and Deborah H. Infusino – 16 Hillcrest Ave, Block 17, Lot
Joan Dill moved to adopt the resolution; Mark Corigliano seconded the motion which was passed by the following roll call vote.

AYES: Mark Corigliano; Greg Yannaccone; Judy Silacci; Joan Dill; Chris Downing; Matt Sutte; Scott Ross; David DiSabato; William Hillsinger; Robert Riedel

NAYS: None

Adjourn

By a motion of Joan Dill and seconded by Judy Silacci, the LUB meeting was adjourned at 8:45 p.m. The motion passed.

Sarah Jane Noll
Clerk/Secretary