

BOROUGH OF PEAPACK & GLADSTONE
LAND USE BOARD
Agenda

Office Hours - Wednesdays 1-4:30 p.m.

908-234-2250 X 105

Fax: 908-781-0042

1 School Street, P.O. Box 218

Peapack, New Jersey 07977

rspae@peapackgladstone.org

Regular meeting of the Land Use Board
March 15, 2017
7:00 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 and The Bernardsville News on January 23, 2017 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 January 23, 2017.

SALUTE THE FLAG

ROLL CALL:

PUBLIC HEARING/APPLICATIONS:

Connolly – Bulk Variance, Side Yard, Lot Coverage & Expansion of Non-conforming Use

Block 9, Lot 17.01 - 34 Mendham Road Application No. AP-2016-011. Seeking relief to construct a patio and expand gravel-parking area. R-11 Residence Zone

Application Received – 10/31/16

Deemed Incomplete - 11-14-16

Deemed Complete – 01/24/17

Time for action by Board 120 days (05/24/17)

HF Cottages – Minor Subdivision Lot Line Adjustment with Waiver Requests

Block 33, Lot(s) 13.11 & 13.12 - 14 & 16 Brady Drive West. Application No. AP-2017-001. Proposal to reconfigure (2) adjacent lots.

Application Received – 02/08/17

Engineer's Report – 02/22/17

Incomplete – Board to Consider Waiver Requests 03/15/17

Time for action by Board once deemed complete 45 days

RESOLUTIONS TO BE MEMORIALIZED:

Bolio & Bolio – Reconsideration of a Condition Executed by the Board Upon Approval of Resolution Requesting a Pre-existing Non-Conforming Use Certification

Block 28, Lot 15, - Main St. – Application No. 2016-005. Applicant requested the Board to reconsider condition #2 that states, “A Certificate of Continued Occupancy from the appropriate municipal official is required for all the structures on this lot except 72 Main Street. With regard to 72 Main Street a C.O. is required prior to occupancy.”

Resolution Approved 10/19/2016

Memorialized 12/7/2016

Legal Notice Published 12/31/2016

45 Days to Appeal = 2/14/17

Request to amend Condition #2 of Prior Approval – February 1, 2017

Land Use Board conclusion – Reaffirms the provision of Condition No. 2 and Clarifies the applicant shall provide information that unit 80-82 was converted from Commercial to Residential prior to 1978

Motion to Memorialize Resolution Regarding Reconsideration of Condition No. 2 of Board’s December 7, 2016 decision, L.U.B. Application No. 2016-005, by ____

Seconded by: _____.

Members eligible to vote on above resolution:

Yannaccone, Neville, Rubright, Muller, Corigliano, DiSabato, Heck

EXECUTIVE SESSION:

Affordable Housing Related Matter

OTHER BUSINESS:

Local Government Stewardship Grant Application

2017 Contract between Roger Thomas and the Borough Land Use Board

Adjournment

**The Next Meeting of the Land Use Board is
Wednesday April 5, 2017 at 7:00 p. m.**