

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

September 6, 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:

RESOLUTIONS TO BE MEMORIALIZED:

Delta Filling Station – Use Variance, Bulk Variance, Preliminary & Final Major Site Plan Approval

Block 14, Lot 5 – 7 Potterville Road – Application No. AP-2016-006

Use Variance to Expand Pre-existing Non-Conforming Use, Bulk Variance Relief of Accessory Structure Height, Front Yard Setback, Allow a Prohibited Sign, Minimum Setback to Right-of-way for Free-Standing Sign, and an Increase to the Maximum Letter Height for a Free-Standing Sign. Current zone is VN – Village Neighborhood.

Application Received – 6/20/2016

Engineers' Report Deemed Incomplete – 7/15/16

Engineers' Report Deemed Complete - 12/19/16

Planners Report – 1/3/17 & 5/31/17

LUB Hearing – 7/5/17 & 7/19/17

Motion to adopt the resolution circulated amongst the Board: _____

Seconded by: _____.

Members eligible to vote on above resolution:

Yannaccone, Rubright, Dill, Hill, Silacci, Heck

Land Use Board Resolution Memorialization in the Matter of Consistency Review of Borough Council Ordinance 10:44-2017

The Land Use Board reviewed the provisions which are proposed to be modifications of Section 23-39.9, which authorizes a Residential Housing Community in the O.R.L. and R.R.-5 zone amending portions of Chapter XXIII, article IV, titled "Land Development Ordinance" of the revised general ordinances of the Borough permitting a residential housing community on certain lands in the ORL and RR-5 zoning districts.

- Introduced during Borough Council Meeting 7/11/17
- 7/19/2017 - The Land Use Board found that the proposal is consistent with the Master Plan, which seeks to provide alternative housing types together with affordable housing units either on site or off site to be constructed by developers
- Second Reading scheduled for the 9/12/17 Borough Council Meeting

Motion to adopt the resolution circulated amongst the Board: _____
Seconded by: _____.

Members eligible to vote on above resolution:

Yannaccone, Rubright, Dill, Hill, Downing, DiSabato, Silacci, Sorge, Heck

MINUTES - July 19, 2107

OTHER BUSINESS:

ADJOURNMENT

**The Next Meeting of the Land Use Board is
Wednesday September 20, 2017 at 7:00 p.m.**