

***Borough of Peapack & Gladstone  
Land Use Board***

***October 18, 2017***

**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 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.

**Salute to the Flag**

**Roll Call:**

**Present:**

Greg Yannaccone, Chairman  
Mayor William Muller  
Joan Dill  
Kingsley Hill  
Chris Downing  
Judy Silacci, Alternate # 1  
Peter Sorge, Alternate # 2  
James Heck, Alternate #3 – late 7:10  
Lisa Saunders, Alternate # 4

**Absent:**

Mark Corigliano, Councilman  
Susan Rubright  
David DiSabato

**Also Present:**

Roger Thomas, Esq. Board attorney.  
William Ryden, Borough Engineer  
David Novak standing in for John Szabo, Borough Planner

Chairman Yannaccone announced that Ruth Spae has resigned as Secretary of the Land Use Board.

**Recreation Master Plan – Final draft.** – Judy Silacci and John Szabo, Planner had jointly prepared the recreation element of the Master Plan.

Judy Silacci advised the board of the recreation analysis. David Novak standing in for John Szabo then briefly went over the plan. The board asked questions. The mayor asked about the use of Gateway 1 & 2. Ms. Silacci and members from several committees including Recreation; Trails; Open Space and Environmental had solicited the community by walking the town doing an informal analysis of the people she met.

Public Portion – since no one from the public wished to question the plan, the public portion was closed.

Mr. Thomas advised that no action by the board is necessary. This is an informal presentation and no changes are recommended.

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Mr. Thomas advised that Chairman Yannaccone and Judy Silacci cannot participate in the discussion of the Ordinance No. 1047-2017. Judy Silacci moved to appoint Kingsley Hill as acting Chairman for the remainder of the meeting; Joan Dill seconded the motion which was approved unanimously.

AYES: Yannaccone; Silacci; Muller; Dill; Hill; Downing; Sorge; Heck and Saunders.

NAYS: None

**Meeting Cancellation:**

The board then moved to cancel the meeting of November 15 since it is during the week of the League of Municipalities in Atlantic City.

**ORDINANCE NO. 1047-2017-** AN ORDINANCE AMENDING CHAPTER XXIII, TITLED "LAND DEVELOPMENT ORDINANCE" OF THE REVISED GENERAL ORDINANCES OF THE BOROUGH OF PEAPACK & GLADSTONE PERMITTING RESIDENTIAL HEALTH CARE

Because Mayor Muller is a councilman and also a member of the LUB, he stepped down and left the meeting.

Mr. Thomas and David Novak then discussed the amended ordinance which addresses uses that are permitted in the **RE (Rural Estate)** Zone. It is not about the Matheny School; it is broad based. It does comply with the Master Plan.

The board had questions and Chris Downing had a concern about spot zoning. Mr. Thomas advised that the responsibility of this board this evening is the consistency with the Master Plan. Any concerns may be brought up at the joint meeting of the council and the LUB on October 24<sup>th</sup>. No changes to the Master Plan need to be made. This document is consistent with the Master plan (see page 18). Residential Health Care Facilities is what is being addressed. There are Optional Permitted Activities in the RE Zone.

Public Portion -

Anthony Suriano spoke about the meeting on the 24<sup>th</sup> of October which is when comments about the ordinance are to be discussed; not at this meeting. There will be a public hearing in November.

Mr. Thomas than spoke to Mr. Downing's concern about spot zoning. It is his opinion that this is not spot zoning which includes all the RE Zone which is approximately 30% of the Borough.

The public portion of the meeting was closed.

James Heck moved to authorize Mr. Thomas to report to the governing body determining that the ordinance is in conformance with the Master Plan; Joan Dill seconded the motion which was passed by the following roll call vote:

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AYES: Dill; Hill; Downing; Sorge; Heck; Saunders

NAYS: None

**Minutes** –None

A motion was made and seconded to adjourn the meeting at 7:37 p.m.

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Sarah Jane Noll  
Acting Secretary/Clerk