

# **BOROUGH OF PEAPACK & GLADSTONE**

## **LAND USE BOARD**

### **Agenda**

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

908-234-2250 X 105

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1 School Street, P.O. Box 218

Peapack, New Jersey 07977

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### **Regular meeting of the Land Use Board**

**September 7th, 2016**

**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 on January 13, 2016 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 13, 2016.

#### **Salute the Flag:**

#### **Roll Call:**

#### **Public Hearing/Applications:**

**Kutyla – Bulk Variance** Block 2.02, Lot 19 - 6 Hunt Lane – Application AP-2016-007 – Construction of a Sun Room Addition, R-1 Zone – Requesting Building Coverage Variance, Improved Lot Coverage Variance

Application received – 6/27/16

Time for action by Board 120 days (11/26/16)

#### **Carried Over :**

**Bolio & Bolio – Certification Request** – Block 28, Lot 15, - 82 Main St. – Application No. 2016-005. Request Board Certification as Pre-Existing Non-Conforming Use.

Application received – 6/8/16

- Board Carried Over, with no action taken, from the 7/20/16 L.U.B. Meeting for additional proofs/items

Time for action by Board - Mr. Thomas will verify.

**Resolutions to be Memorialized:**

**Stull – Bulk Variance** – Block 9, Lot 5, – 5 South Street – Application No. 2016-003  
Construction of an Accessory Garage - Requesting Front Yard Variance, Building Coverage  
Variance, Height Variance and R-11 Zone Bulk setback Variance requirements.  
Application received - 5/5/16, deemed complete - 6/29/16  
Time for action by Board 120 days (10/27/16)

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

**Members eligible to vote on above resolution:**

Yannaccone, Neville, Rubright, Dill, DiSabato, Muller, Hill, Corigliano

**Sutte – Use Variance** - Block 11, Lot 2, - 8 Jackson Avenue - Application No. 2016-008  
Seeking a use variance to convert a single family into a two family. R-11 Zone.  
Application received – 6/27/16, deemed complete 6/30/16  
Time for action by board – 120 days (10/28/16)

Motion to adopt the resolution circulated amongst the Board: \_\_\_\_\_  
seconded by: \_\_\_\_\_.

**Members eligible to vote on above resolution:**

Yannaccone, Neville, Rubright, Dill, DiSabato, Hill,

**Van Doren – Bulk Variance** – Block 26, Lot 35, 9 Highland Ave. - Application No. 2016-004  
Replacement of Detached Garage – Requesting Side Yard Setback and Height Variances. Property  
located in the RR-2 Zone.  
Application received – 6/8/16, deemed complete – 7/5/16  
Time for action by Board 120 days (11/2/2016)

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

**Members eligible to vote on above resolution:**

Yannaccone, Rubright, Muller, Hill, Downing, DiSabato, Sorge, Heck,  
Saunders

**Minutes for Approval:**

April 6<sup>th</sup> 2016  
July 20<sup>th</sup> 2016

**Adjournment**

**The Next Meeting of the Land Use Board is  
Wednesday September 21, 2016 at 7:00 p. m.**