

# **BOROUGH OF PEAPACK & GLADSTONE**

## **LAND USE BOARD**

### **Agenda**

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

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

**October 19, 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:**

#### **Resolutions to be Memorialized:**

**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)

**Villa – Minor Subdivision Lot Line Adjustment** Block 26, Lot(s) 16.02 & 16.08  
44 Willow Ave– Application AP-2016-009. Reconfiguration to (2) adjacent lots by means of a lot line adjustment. RR-5 Zone.

Application received – 6/18/16

Deemed Complete – 8/29/16

Approved by the Board – 9/21/16

Time for action by Board 45 days (10/13/16)

## **Public Hearing/Applications:**

**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
- There is No Time Limit for Action by Board
- Planner Szabo’s determination dated July 07, 2016

## **Minutes for Approval:**

April 6<sup>th</sup> 2016

July 20<sup>th</sup> 2016

August 3<sup>rd</sup> 2016

## **Discussion/Update:**

Open Space Action Committee’s request for John Szabo to perform a review for a possible update for the Borough’s Recreation Element of the Master Plan. **OSAC** has recommended the use of Open Space Trust Fund money to pay for Mr. Szabo’s review and recommendation. The Borough Council subsequently approved this request. **Being** that the Master Plan is part of the LUB’s responsibility the roll of the LUB’s roll will be discussed.

At the Open Space Action Committee’s meeting, it was discussed of a possible subcommittee consisting of Members from the Recreation Committee, Open Space Action Committee, a member of the Happy Rockers and possibly a resident from Apgar Avenue as part of the subcommittee.

The Borough Council has requested that one of their members be on the Committee and appointed Councilman Bill Simpson for that position.

## **Adjournment**

**The Next Meeting of the Land Use Board is  
Wednesday November 2nd, 2016 at 7:00 p. m.**