



## **BOROUGH OF PEAPACK & GLADSTONE** *LAND USE BOARD*

**Office Hours Wednesdays 2-4 p.m.**

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### ***LAND USE BOARD***

#### **AGENDA**

**SEPTEMBER 4, 2019**

**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 17, 2019 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 17, 2019

- **SALUTE THE FLAG**
- **ROLL CALL**

- **RESOLUTION:**

**# 2019- 003 – Block 28, Lot 20.19 – 4 Oratam Drive – Danette Lewis**

Members eligible to vote: Greg Yannaccone; Mayor Skinner; Councilman Corigliano; Judy Silacci; James Heck; Chris Downing; Kingsley Hill; David DiSabato; Joan Dill

- **SPECIAL EVENT PERMIT APPROVAL:**

**# 2019-005 – Block 23, Lot 10 – St. Brigid-St. Elizabeth** – St. Brigid is participating in the Interfaith Hospitality Network of Somerset County's Emergency Shelter Program by providing overnight accomodation and meals to approximately 10-20 individuals (primarily or exculsively women and children) – Sunday, September 22<sup>nd</sup> – Sunday, September 29<sup>th</sup> – **REQUESTS: A waiver of the application fee and Escrow.**

- **Minutes:** June 5, 2019

- **Public Hearing:**

- **Application # 2019- 002 – Tansey Variance – Block 17, Lot 16 – 13 Valley View Ave.**

Application deemed complete – tolling time 8-10-19. The applicant is seeking side yard, front yard, building coverage, Lot coverage, and F.A.R. variances for a proposed 2 story addition and second floor addition to the existing house. R-18 Zone.

Variations Requested:

- **Side yard:**
  - Left – 7.72’ prop. Vs. 15’ min. required
  - Right – 11.12’ prop. Vs. 15’ min. required
  - Combined – 18.84’ prop. Vs. 35’ min. required
- **Front yard:** - 39.30’ proposed vs. 50’ min. required
- **Building coverage** – 13.5% prop. Vs. 10% max. allowed
- **Lot Coverage** – 31.8% prop. Vs 27.5% max. allowed
- **F.A.R.** – 2.7% prop. Vs. 17.5 max. allowed.

ADJOURNMENT

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**Sarah Jane Noll**  
**Administrator/Secretary**

**THE NEXT MEETING OF THE L.U.B.**

**SEPTEMBER 18, 2019**

**Application # 2019-004 – minor subdivision of Block 26, Lot 16.02 – Nick Villa is purchasing property from Vernon Associates, LLC.**

**Block 20, Lot 1.02 – 158 Route 206 – FinPro – Musso - # 2018-009 – Use variance – Tolling time May 15, 2019 – carried from March 20, 2019. – No set date for hearing.**