

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

August 3, 2016

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 7, 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. – read by Chairman

Salute to the Flag

Roll Call:

Present:

Greg Yannaccone, Chairman
Mayor William Muller
Kingsley Hill
Chris Downing
Susan Rubright
Peter Sorge, Alternate # 2
Lisa Saunders, Alternate # 4
David DiSabato
James Heck, Alternate # 3 –

Also Present:

Roger Thomas, Esq. Board attorney
William Ryden, Borough Engineer
John Szabo, Borough Planner

Absent:

Mark Corigliano, Councilman
Stephen Neville, Vice-Chairman
Joan Dill, Class IV
Judy Silacci, Alternate # 1

Diane Van Doren – Bulk Variance – Block 26, Lot 35, 9 Highland Ave. AP No. 2016004

The applicant is seeking set back and height variances to allow the construction of a replacement detached Garage on her property at 9 Highland Ave. Time for action by Board 120 days (11/2/2016).

The applicant is proposing to demolish the existing 20' x 20' detached two car garage so as to construct a new, 24' x 24' garage, principally within the same footprint of the existing garage. The proposed new garage will be shifted 3 feet to the north of the present garage location, slightly closer to the northerly property line. The setback for an accessory structure is 25' minimum and 19.02' is proposed. The height for an accessory structure is 15' maximum; 17' is proposed.

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Zoning. The subject site is located in the RR-2 Residential One-Family District which permits single-family detached dwellings on a minimum 80,000 square foot lot.

Ms. Van Doren was sworn in and testified that she wishes to demolish the existing garage and build a new garage on the same footprint. She gave a brief description of the property by using the survey. It is pie shaped property with a slope. The widest part is in the rear and is the flattest part of the property. The property is completely wooded to the east and north. There are photos of the property. Highland Ave. is to the north. The garage presently sits on the rear yard line which is required to be 25' however she wishes for relief of 6' to allow it to be 19.02' from the rear property line. The proposed garage is no closer to the rear line than what now exists. The proposed height of the structure is 17' and 15' is permitted. According to the ordinance, a taller structure can be approved if certain elements can be met. Part A. Requires that the architectural design be compatible with the area of a 17' building would complement the house which is there now. The following exhibit was entered into evidence -Exhibit A-1 large photo of the house. Part B is conditioned on the fact that the structure will not block the neighbors' views; no neighbors are there and C is conditioned that the floor area is not increased. The structure will be Amish built.

Mr. Ryden's report dated 7-5-16 was reviewed along with the report of John Szabo's dated 7-27-16.

The Public portion of the meeting was opened and closed since no one in the public wished to comment.

Roger Thomas suggested that a motion to grant the variances include the #3 comments in the planner's report. John Szabo had no issue in granting the requested variances for both location and height.

William Muller moved to approve the application for the setback and height variances; Kingsley Hill seconded the motion which was approved by the following roll call vote:
AYES: Greg Yannaccone; Mayor William Muller; Kingsley Hill; Chris Downing; Susan Rubright; David DiSabato; Peter Sorge; Lisa Saunders; James Heck
NAYS: None

The board went into closed session regarding litigation and reopened into the regular meeting at 8:10 p.m.

Adjourned - A motion to adjourn the meeting was made and seconded at 8:15 p.m.

Sarah Jane Noll
Assistant to Ruth Spae