

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

**September 21, 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  
Mark Corigliano, Councilman  
Stephen Neville, Vice-Chairman  
Joan Dill, Class IV  
Judy Silacci, Alternate # 1  
James Heck, Alternate # 3

**Also Present:**

Roger Thomas, Esq. Board attorney

**Absent:**

David DiSabato  
Peter Sorge, Alternate # 2  
Lisa Saunders, Alternate # 4  
William Ryden, Borough Engineer  
John Szabo, Borough Planner

Discussion of Formation of Open Space committee – Mayor Muller advised they need to update the recreation element of the Master Plan that will be funded by the Open Space Trust Fund. The mayor advised that he would like to put a sub committee together. Since it is a Land Use Board amendment, that board should run the show and have a Land Use Board member chair the committee. Mr. Corigliano concurred. The Land Use Board could solicit residents for input. Mr. Thomas advised that since this is a land use board activity, it should be comprised of citizens, the Environmental Commission and more than one Land Use Board member but not more than 4 land use board members; two is preferable with no more than 5 or 6 members total on the committee. Judith Silacci, Christopher Downing and James Heck volunteered to be on the committee. The chairman position was left to the three members from the Land Use Board to appoint. James Heck volunteered to reach out to John Szabo Board Planner regarding the unknown time frame for this study. Rich Rampenelli was suggested as a volunteer from the recreation and open space committee and one other from OSAC; that would then be 5 members. Mr. Thomas will look into any time limits for Master Plan that may be imposed. The

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committee must come up with a budget which will be approved by the council. OSAC has approved a maximum budget of \$5,000.

Mayor Muller and Councilman Corigliano both left the meeting.

**Villa – Minor subdivision Lot Line Adjustment – Block 26, Lot(s) 16.01 & 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, Time for Action by Board 45 days (10/13/16).**

Mr. Neville advised that he knows the applicant but feels that he can hear the case without prejudice.

The board considered a waiver request for the plan scale. Greg Yannaccone moved to grant the waiver request; Joan Dill seconded the motion which was passed by the following roll call vote:

AYES: Greg Yannaccone; Kingsley Hill; Chris Downing; Susan Rubright; Stephen Neville; Joan Dill; Judy Silacci and James Heck.

NAYS: None

Nicholas Villa was sworn in by the Board attorney. He testified that lot 16.08 consists of 11.01 acres and 16.02 consist of 24.32 acres. The applicants wish to acquire a portion of Lot 16.02 which is owned by Vernon Associates and they are under contract to purchase a portion of it. They are not creating a new lot. Lot 16.02 will be reduced by 17 acres which will be jointed to Lot 16.08. There was some discussion as to whether or not there would be access for remainder Lot 16.02 through proposed lot 16.08. The applicants indicated that there would be no access allowed for Lot 16.02. The access would remain as indicated on the map showing an easement through Lot 17.01.

Mr. William Ryden, Board engineer rendered a report dated August 29, 2016. The report contained several issues regarding the calculations and maps and deeds. There was discussion about a deed restriction on the property. A report prepared by John Szabo, Board Planner dated September 14, 2016.

Mr. Villa advised that they have no plans to subdivide and their long time plan is to go into preservation. They will be farming the entire piece. There is no access to the new big lot. The only change is the acreage of the lots. The Board decided to condition the approval on access to lot 16.02 via easement through Lot 17.01; the plans being amended to include FAR and tract density figures; correction to the lot coverage; and the deeds for the new lot shall include any coverage restrictions; continent on Villa purchasing the land; and all easements which were established when the lots were created.

Public Portion - Since no one wished to question the witness, the public portion was closed.

Susan Rubright moved to approve the lot line adjustment condition on the comments of the board; Judy Silacci seconded the motion which was passed unanimously by the following Roll Call Vote:

AYES: Yannaccone; Hill; Downing; Rubright; Neville; Dill; Silacci and Heck

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NAYS: None

The Bolio application was carried to October 19<sup>th</sup>.

**Adjourned** - A motion to adjourn the meeting was made and seconded at 7:40 p.m.

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Sarah Jane Noll  
Assistant to Ruth Spae