

BOROUGH OF PEAPACK & GLADSTONE  
LAND USE BOARD  
May 16, 2018

**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 10, 2018 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 10, 2018.

**Salute to the Flag**

**Roll Call:**

**Present:**

Greg Yannaccone, Chairman  
Chris Downing  
Kingsley Hill  
Mark Corigliano, Councilman  
David DiSabato  
Judy Silacci  
Joan Dill, Class IV  
James Heck, Alternate # 2

**Absent:**

Mayor William Muller  
Susan Rubright  
Peter Sorge, Alternate # 1  
Lisa Saunders, Alternate # 3  
Matt Sutte, Alternate # 4  
John Szabo, Planner  
William Ryden, Borough Engineer  
Roger Thomas, Esq. Board attorney

**Also Present:**

**Meeting convened at 7:05 p.m.**

**Minutes of April 18, 2018** – approved as per change.

**Resolution to be adopted**

**Block 33, Lot 15 – 145 Route 206 – ORL Zone carried to the June 6<sup>th</sup> meeting**

Members eligible to vote: Greg Yannaccone; Susan Rubright; Judy Silacci; Kingsley Hill; Chris Downing; James Heck  
NAY: Peter Sorge

Councilman Mark Corigliano advised the Board of several recent items addressed by the Mayor and Council; 1) at a special meeting of the Mayor and Council there was an agreement of settlement of the Borough's Coah obligation which resulted in agreeing to 78 units of affordable housing and 4 credits. He discussed the process which must be taken starting with a fairness hearing before Judge Miller and legislative compliance must be within 120 days; 2) The Ordinance previously entertained will be changed and sent back to the Land Use Board; 3) during the budget hearing the number of copies of

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applications and documents required by the Land Use Board was discussed. It was felt that the number required is onerous and that the ordinance should be changed to require the use of electronic media. There was a brief discussion on the number of documents to be required. With the assistance of others, Mr. Corigliano will have an ordinance prepared at which time the number of paper copies will be discussed. The applications and documents will be electronically submitted. Mr. Corigliano advised that the Council will purchase tablets for the use of the Board members that do not have them. The TV screen will be used to display the plans. The secretary advised that she has already started a Land Use drive in which she has been filing all documents and applications in a Block and Lot format. She started this over 3 years ago when she was mentoring the previous Secretary Ruth.

Chairman Yannaccone moved to have the ordinance amended to remove the excessive number of paper prints; checklists; applications and plans; Ms. Silacci seconded the motion which was approved unanimously by the following roll call vote:

AYES: Yannaccone; Silacci; Corigliano; Dill; Kingsley; Downing; DiSabato; Heck

NAYS: None

**2017 Annual Report** – In the absence of board attorney Roger Thomas, Chairman Yannaccone went over the annual report which was prepared by Mr. Thomas. The conclusion of the report is that no ordinance changes are necessary.

Joan Dill moved to have the Secretary forward the report to the Mayor and Council; Judy Silacci seconded the motion, which was passed by the following roll call vote:

AYES: Yannaccone; Judy; Joan; Kingsley; Downing; DiSabato; Heck and Corigliano

NAYS: None

**\* Councilman Mark Corigliano left the meeting.**

Chairman Yannaccone and the members discussed using laptops and tablets at the meetings. They will have board attorney Roger Thomas advise them of the correct usage of these.

**County Hazard Mitigation Plan Update Presentation** – Kingsley Hill as the OEM coordinator of Peapack and Gladstone Borough, made a presentation of the Somerset Co. Hazard Mitigation Plan update. The presentation was a joint effort between Mr. Hill and Somerset County. The objective of the plan is to take sustained actions that will reduce long-term risk to life and property. He explained ways that identified risks can be mitigated. Previously they had applied for and received a FEMA grant to install generators at the sewage plants and all critical facilities. He suggested that the Land Use Regulations should look at hazards in the Borough and address them. He gave examples of Natural Hazards in PG (Peapack and Gladstone) and Rescues. As the result of the Disaster Mitigation Act of 2000; municipalities are required to apply for FEMA mitigation project grants. This was first approved by FEMA in 2008 and updated in 2014. He reviewed what they had identified during the last cycle and in response they have obtained grants for various improvements. He reviewed current hazards and mitigation efforts for the next Cycle. Addressing Power and utility interruption, his goal is to pursue long term undergrounding of existing utilities. This will include alerting, notification and

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communication of/with the population and the continuation of the development of response skills and mutual aid plans to address hazards and continue efforts to improve land use regulations to mitigate risks. The members discussed limestone subsidence as a risk in Peapack and Gladstone Borough. Chairman Yannaccone offered to share his maps which show the areas of limestone in the Borough. Mr. Hill asked that members share any concerns with him. He is looking to meet with the utilities to discuss undergrounding and inquire as to available funding.

The members thanked Mr. Hill for his work and efforts.

A motion to adjourn was made and seconded and the meeting was closed at 8:15

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Sarah Jane Noll  
Secretary/Administrator