

BOROUGH OF PEAPACK & GLADSTONE
LAND USE BOARD
November 7, 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
Mayor William Muller
Mark Corigliano, Councilman
Susan Rubright
Chris Downing
Kingsley Hill
Peter Sorge, Alternate # 1
James Heck, Alternate # 2
Lisa Saunders, Alternate # 3
Matt Sutte, Alternate # 4

Absent:

Judy Silacci
Joan Dill
David DiSabato
William Ryden, Borough Engineer

Also Present:

Roger Thomas, Esq. Board attorney
John Szabo, Borough Planner

Meeting convened at 7:08

Resolution

Block 26, Lot 16.08 – 44 Willow Ave. – Minor subdivision and variances – Nicholas and Marta Villa. RR-5 Zone

- James Heck came into the meeting

William Muller moved to adopt the resolution; Kingsley Hill seconded the motion which was passed by the following roll call vote:

AYES: Greg Yannaccone; Mayor William Muller; Mark Corigliano; Chris Downing; Kingsley Hill; Peter Sorge; Lisa Saunders; Matt Sutte

NAYS: None

ABSTAIN: James Heck and Susan Rubright

BOROUGH OF PEAPACK & GLADSTONE
LAND USE BOARD
November 7, 2018

Public Hearing:

- Draft Housing Element and Fair Share Plan

Roger Thomas reviewed the purpose of the hearing with the Board.

John P. Szabo was sworn in and explained the Master Plan Housing Element and Fair Share Plan. Using a power point presentation, Mr. Szabo reviewed the start of the Affordable Housing which was Mt. Laurel I in 1983. The entire process was time consuming and a costly procedure that Peapack and Gladstone went thru. Peapack and Gladstone are in Region 3 based on income levels. We are now entering the 3rd round and are immune from any developers' suits. He explained the three components to this round which includes a gzp period. Municipalities were punished because COAH could not get their act together. He explained the role of the Special Master who assists the court in reviewing the plans; Fair Share Housing which is an advocacy group gets a place at the table and they need to agree with the plan. The courts want settlements; not court cases. The Borough has always complied. The number settled on was 104 with their affordable housing obligation.

Mr. Szabo went over the properties earmarked for affordable housing.

The plan's goal is to not alter the rural character of the community.

Public Portion was opened for questions and closed since no one wished to question Mr. Szabo.

Mayor Muller asked questions and predicted that in the future the legislature may try and attack the zoning in each municipality. Susan Rubright commended everyone who had worked on the settlement and the master plan and specifically commended John Szabo on his excellent report.

Public Portion was opened and closed.

Mayor Muller moved to adopt the Master Plan Housing Element and Fair Share Plan; Mark Corigliano seconded the motion which was passed by the following roll call vote:

AYES: Greg Yannaccone; Mayor William Muller; Mark Corigliano; Chris Downing; Kingsley Hill; Peter Sorge; Lisa Saunders; Matt Sutte; and James Heck.

NAYS: None

Consistency review of introduced ordinances scheduled to have public hearing on November 20, 2018 by the Council:

Roger Thomas reviewed the ordinances briefly and then John Szabo reviewed each individual ordinance.

BOROUGH OF PEAPACK & GLADSTONE

LAND USE BOARD

November 7, 2018

- 1064-2018 – reflects the fair share housing obligation. Accessory apartment program; is consistent and not inconsistent with the Borough’s affordable housing plan
- 1065-2018 – creates zoning
- 1066-2018 – group homes are being supplemented to put in group homes.

There were questions from the board.

Public Portion was opened to the public and with no comments from the public, the public portion was closed.

Susan Rubright moved to respond to the Council that the proposed ordinances are consistent with the Master Plan of the Borough of Peapack and Gladstone; Greg Yannaccone seconded the motion, which was passed by the following roll call vote:

AYES: Greg Yannaccone; Mayor William Muller; Mark Corigliano; Chris Downing; Kingsley Hill; Peter Sorge; Lisa Saunders; Matt Sutte; and James Heck.

NAYS: None

The Secretary will send a letter to the Mayor and Council recommending adoption of the ordinances. John Szabo will be making a presentation to the Mayor and Council at their meeting on November 20th

Minutes –

The minutes of October 17, 2018 were approved as corrected.

A motion to adjourn was made and seconded and the meeting was closed at 8:10 p.m.

Sarah Jane Noll
Secretary/Administrator