

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

**February 6, 2019**

**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 to the Flag**

**Roll Call:**

**Present:**

Greg Yannaccone, Chairman  
Mayor Greg Skinner  
Susan Rubright  
Mark Corigliano, Councilman  
Kingsley Hill  
David DiSabato  
Chris Downing  
Judy Silacci  
Peter Sorge, Alternate # 1  
James Heck, Alternate # 2  
Lisa Saunders, Alternate # 3  
Matte Sutte, Alternate # 4

**Absent:**

Joan Dill  
William Ryden, Borough Engineer  
John Szabo, Planner

**Also Present:**

Roger Thomas, Esq. Board attorney  
David Novak, Planner standing in for Borough Planner John Szabo

The meeting commenced at 7 p.m.

**Request for a Special Meeting –**

Robert Simon, Esq. had sent a letter into the Board requesting a special meeting date to hear the application **#2018-007 - Bajwa Site Plan Delta Gas Station**. Mr. Simon has a conflict on the meeting dates that the Borough Land Use Board meets. It is not common for the Board to take such a request in writing. The applicant or his representative should be present. However, the Board considered his request for a special meeting for March 13. Because several board members would be unable to attend that meeting, the board then considered an alternate date of March 27<sup>th</sup>.

A motion was made by Susan Rubright and seconded by Matt Sutte to advise the attorney Mr. Simon of the meeting on the 27<sup>th</sup>. The motion was passed by a unanimous roll call vote.

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The secretary will contact Mr. Simon and also confirm that Eric Keller of Bowman and Jack Szczepanski of Princeton Hydro are able to attend the meeting on March 27<sup>th</sup>.

**Resolution Application # 2018-008 – Pharmacia & Upjohn c/o Pfizer Inc., Block 20, Lot 10 -Tabled until the 20<sup>th</sup> of February**

**2018 Annual Report** – The report prepared by Roger Thomas, Esq. was discussed by Mr. Thomas with the Board.

Mark Corigliano moved to adopt the 2018 Annual Report and forward it to the Mayor and Council; Kingsley Hill seconded the motion which was passed by the following roll call vote:

**AYES:** Greg Yannaccone; Mayor Skinner; Mark Corigliano; Kingsley Hill; Susan Rubright; Judy Silacci; Lisa Saunders; Matt Sutte; James Heck; David DiSabato; Chris Downing and Peter Sorge

**NAYS:** None

**Minutes:** The January 16, 2019 minutes were approved as amended.

**Public Hearing:**

**Application # 2018-010 – 17 Highland Ave. – Convery – Application is complete - Tolling time – May 6, 2019.** The applicant is proposing an addition and alterations to the existing home, along with various site modifications, including a reconfigured driveway. Property is located in the RR-2 Zone. Variances are required from:

1. Front setback – 42.83’ proposed. Vs. 50’ min. required
2. Building coverage – 6.7% proposed. Vs. 5% max. Permitted.
3. F.A.R. – 10.7% proposed. Vs. 7.6 max. Permitted.

Mr. Convery was sworn in. He then proceeded to list the requested variances.

Using a Power Point presentation which was marked into evidence as **exhibit A-1**, Mr. Convery explained the proposed renovation of the house by the addition of a 3-car attached garage; a new front porch extending along the front of the house; a deck and rear patio; a new driveway; a living area above the garage; the removal of the existing inground pool. The property is in the 2-acre zone however this lot consists only of 40,572 s.f. He testified that there is no available land immediately next to the property which would aid in the conformance of the lot. He is proposing a new driveway which will have an additional entrance. He explained that he would not need the FAR variance if he had the required acreage but he would still need the setback variances. The addition consists of a mudroom; pantry and 3 car garages. The property currently does not have a garage.

Mr. Downing questioned the slope and the new proposed driveway opening. Mr. Convery has his engineer working on this and they may not do the new entrance on the left because of the slope.

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Erica Convery was sworn in and identified herself as Mr. Convery's wife. She explained the driveway and circulation if the proposed new driveway opening on the left is not constructed. There is sufficient area for emergency vehicles to access the site and park.

Mr. Convery continued his testimony showing photos of the existing house and architectural drawings of the proposed addition and the interior design. Using photos from a drone, he showed the surrounding area and houses. He then discussed Mr. Szabo's report. He explained that because of the slopes to the rear of the house construction there would not be possible.

Mr. Szabo's report had been circulated amongst the Board members and David Novak standing in for John Szabo reviewed it.

Public Portion – The public portion was opened and closed since no one was in the public.

Matt Sutte asked how the emergency vehicles can access the rear of the house. Kingsley Hill answered this as a representative of the Fire Department. Mr. Convery was advised that a road opening permit would have to be obtained if they pursue the new driveway opening. He will also need to submit a site plan for the proposed work.

Kingsley Hill moved to approve the variances requested with the condition of site plan review and a driveway opening permit; Peter Sorge seconded the motion which was approved by the following roll call vote:

**AYES:** Greg Yannaccone; Susan Rubright; Judy Silacci; Kingsley Hill; Chris Downing; David DiSabato; and Peter Sorge

**NAYS:** None

The next meeting of the LUB is February 20, 2019

**Adjourn**

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

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Sarah Jane Noll  
Administrator/Secretary