

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

**January 13, 2021**

**Reorganization meeting.**

Attorney Roger Thomas assumed the chair for this portion of the meeting commencing the meeting at 7:00 p.m.

**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 16, 2020 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 16, 2020. The meeting is a web-based platform providing remote access as the meeting will be open to the public remotely. In the event any member of the public cannot access the public file documents or exhibits, and/or cannot access the Zoom web-based virtual meeting room, they may contact the Board Secretary at [sjnoll@peapackgladstone.org](mailto:sjnoll@peapackgladstone.org) or 201-400-9043.

**Salute to the Flag**

**Swear in members.**

The following members were sworn into office as members and alternate members of the Land Use Board by attorney Roger Thomas.

Mark Corigliano – Class III – 12-31-21  
Kingsley Hill – Class II – 12-31-2021  
Joan Dill – Class IV – 12-31-2024  
Matt Sutte – Alternate # 1 – 12-31-21  
Robert Riedel – Alternate # 2 – 12-31-21  
Paul Norbury – Alternate # 3 – 12-31-21

**Roll Call:**

**Present:**

Mayor Greg Skinner  
Susan Rubright  
Mark Corigliano, Councilman  
Joan Dill  
Judy Silacci  
Kingsley Hill  
David DiSabato  
Chris Downing  
Peter Sorge  
Matte Sutte, Alternate # 1  
Robert Riedel, Alternate # 2  
Paul Norbury, Alternate # 3

**Absent:**

John Szabo, Borough Planner

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**Also Present:**

William Ryden, Borough Engineer  
Roger Thomas, Esq. Board attorney  
Sarah Jane Noll, Clerk/Administrator

**Election of Chairman for 2021:**

Mark Corigliano nominated Susan Rubright for the position of Chairman for 2021; David DiSabato seconded the nomination and since there were no other nominations for this position, the ballot was closed, and the motion was approved by the following roll call vote:

**AYES:** Greg Skinner; Mark Corigliano; Joan Dill; Kingsley Hill; David DiSabato; Chris Downing; Peter Sorge; Matte Sutte; Paul Norbury; Robert Riedel; Judy Silacci.

**NAYS:** None

Mr. Thomas turned the meeting over to Chairwoman Rubright.

Mrs. Rubright welcomed the Board members and expressed hopes that she will be able to live up to the trust that the board has in her.

**Election of Vice-Chairman for 2021**

Susan Rubright nominated Peter Sorge as Vice-Chairman for the year 2021; David DiSabato seconded the motion which was approved by the following roll call vote:

**AYES:** Susan Rubright; Greg Skinner; Mark Corigliano; Joan Dill; Kingsley Hill; David DiSabato; Chris Downing; Matte Sutte; Robert Riedel; Joan Dill; Judy Silacci and Paul Norbury.

**NAYS:** None

**Nominations for Secretary:**

Joan Dill nominated Judy Silacci as the Secretary for the year 2021; Peter Sorge seconded the motion which was approved by the following roll call vote:

**AYES:** Susan Rubright; Greg Skinner; Mark Corigliano; Joan Dill; Kingsley Hill; David DiSabato; Chris Downing; Peter Sorge; Matte Sutte; Robert Riedel and Paul Norbury.

**NAYS:** None

**APPOINTMENT OF PROFESSIONALS:**

Joan Dill moved to adopt the resolution appointing the Attorney Roger Thomas, Planner John Szabo, and Engineer William Ryden for the year 2021; Judy Silacci seconded the motion which was passed by the following roll call vote:

**AYES:** Greg Skinner; Mark Corigliano; Joan Dill; Kingsley Hill; David DiSabato; Chris Downing; Peter Sorge; Susan Rubright; Matte Sutte; Robert Riedel; Judy Silacci and Paul Norbury.

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**NAYS:** None

**APPOINTMENT OF THE CLERK OF THE BOARD FOR 2021.**

Susan Rubright moved to appoint Sarah Jane Noll as the Clerk/Secretary of the Board for 2021; David DiSabato seconded the motion which was passed by the following roll call vote:

**AYES:** Greg Skinner; Mark Corigliano; Joan Dill; Judy Silacci; Kingsley Hill; David DiSabato; Chris Downing; Peter Sorge; Susan Rubright; Matte Sutte; Robert Riedel and Paul Norbury.

**NAYS:** None

**OFFICIAL NEWSPAPER:**

Joan Dill moved to adopt the resolution designating the Official newspapers which are the Courier News and Bernardsville News; location for posting of notices and the fee to be paid by any person requesting individual notice of meetings; Judy Silacci seconded the motion which was passed by the following voice vote:

**AYES:** Greg Skinner; Mark Corigliano; Joan Dill; Kingsley Hill; David DiSabato; Chris Downing; Peter Sorge; Judy Silacci; Susan Rubright; Matte Sutte; Robert Riedel and Paul Norbury.

**NAYS:** None

**MEETING DATES:**

Joan Dill moved to adopt the resolution setting the meeting dates for 2021 and January 2022; Greg Skinner seconded the motion which was passed by the following roll call vote:

**AYES:** Greg Skinner; Mark Corigliano; Joan Dill; Kingsley Hill; David DiSabato; Chris Downing; Peter Sorge; Judy Silacci; Susan Rubright; Matte Sutte; Robert Riedel and Paul Norbury.

**NAYS:** None

Chris Downing inquired if there is an order to calling members who are voting. Chairman Rubright explained that some boards have preferences but there is no regulation. It was suggested that if there is a preference, it should be addressed by the Board. It was decided to discuss this at the next meeting of the Board. It is the custom of the Clerk to call for a vote randomly.

**Adjournment** - There being no further reorganization business, the meeting was adjourned at 7:20 p.m.

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REGULAR MEETING**

The regular meeting of the board commenced at 7:21 P.M.

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Chairman Rubright read the opening statement as follows: Adequate notice of this meeting of the Land Use Board of the Borough of Peapack & Gladstone was given to the Courier News on January 16, 2020 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 16, 2020. The meeting is a web-based platform providing remote access as the meeting will be open to the public remotely. In the event any member of the public cannot access the public file documents or exhibits, and/or cannot access the Zoom web-based virtual meeting room, they may contact the Board Secretary at [snoll@peapackgladstone.org](mailto:snoll@peapackgladstone.org) or 201-400-9043.

**Roll Call:**

Mayor Greg Skinner  
Susan Rubright  
Mark Corigliano, Councilman  
Joan Dill  
Kingsley Hill  
David DiSabato  
Chris Downing  
Peter Sorge  
Judy Silacci  
Matte Sutte, Alternate # 1  
Robert Riedel, Alternate # 2  
Paul Norbury, Alternate # 3

**Absent:**

John Szabo, Borough Planner

**Also Present:**

William Ryden, Borough Engineer  
Roger Thomas, Esq. Board attorney  
Sarah Jane Noll, Clerk/Secretary

**Minutes:** The October 21, 2020 meeting minutes were held until the following meeting. Mr. Corigliano had some corrections.

The November 18, 2020 meeting minutes were approved as corrected by Mr. Hill.

**New Business:**

**RFP for Redevelopment Study Planner – Discussion**

Chairwoman Rubright reviewed the previous discussions the board has had and asked if the Board members would like to interview any of the planners who submitted the proposals.

Roger Thomas and Chairwoman Rubright discussed persons who they are familiar with or have knowledge of. The board members reviewed the proposed fees and proposals and questioned if final reports and meetings were included. Councilman Corigliano

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acknowledged that Mr. Szabo's proposal was for \$5,500 and included a plan. The three planners are to be asked if this is a final plan and to clarify what is meant by 'preliminary'. Mr. Thomas will prepare a letter to the planners with a copy to the Clerk for distribution to the board. Mr. Corigliano acknowledged that he had been impressed with Beth McManus who was the speaker at a Land Use program he had attended. Councilman Corigliano advised that the cost of this report cannot be charged to the developer. The fee is for the entire project and according to Mr. Thomas can come out of the Affordable Housing Trust Fund. John Szabo as the Borough Planner will be reviewing the plan. Mr. Corigliano gave examples of costs that have been taken out of the Affordable Housing Trust Fund. He advised that the Council did approve the proposed cost submitted by Burgis and if the board chooses someone else, then that cost will have to be referred to the Council for their approval.

David DiSabato made a motion authorizing Roger Thomas to contact the three planners about attending an interview and to ask Van Cleef if their proposal includes a final report; Mayor Skinner seconded the motion which was approved unanimously by a voice vote.

Mr. Thomas explained the 10-day rule for noticing a public meeting to Chris Downing.

**Public Portion** – There being no one in the public wishing to speak, the public portion was closed.

Peter Sorge advised that he has stepped down from the Affordable Housing Committee.

Kingsley Hill asked to see the settlement agreement.

Sarah Jane was thanked for dropping off the SJP Maps to the board members.

Chairwoman Rubright and Councilman Corigliano agreed with Mr. Thomas that the interview with the planners can be held in an executive session which would be closed to the public.

**Adjournment**

The meeting was adjourned at 8:26 p.m. by a motion and a second.

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Sarah Jane Noll  
Clerk/Administrator