

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

August 4, 2021

Peter Sorge called the meeting to order at 7:02 P.M. with the opening statement.

Adequate notice of this Executive meeting of the Peapack & Gladstone Borough Land Use Board was given as required by the "Open Public Meetings Act" as follows: notice was sent to the Observer Tribune and the Courier News, posted on the bulletin board in the Borough Municipal Building and posted on the Borough website and filed with the Borough Clerk. The Land Use Board will hold an Executive meeting by web-based platform providing remote access as the meeting will be open to the public remotely. Details for public participation will be posted on the website at peapackgladstone.org. The public can join the meeting from their computer, tablet, or smartphone by registering at:

<https://global.gotomeeting.com/join/373435181>

In the event any member of the public cannot access the public file documents or exhibits, and/or cannot access the GoToMeeting web-based virtual meeting room, they may contact the Board Secretary at ijnoll@peapackgladstone.org or 201-400-9043.

Salute to the Flag

Present:

Greg Skinner, Mayor
Mark Corigliano, Councilman
Peter Sorge
David DiSabato
Kingsley Hill
Joan Dill
Chris Downing
Judy Silacci
Matt Sutte, Alternate # 1
Greg Yannaccone
Craig Darvin, Alternate # 4
Paul Norbury, Alternate # 3

Absent:

Robert Riedel, Alternate # 2
William Ryden, Borough Engineer

Also Present:

Roger Thomas, Esq. Board attorney
John Szabo, Borough Planner
Sarah Jane Noll, Clerk/Administrator

Minutes: None for this meeting

Resolutions

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17 Mendham Road – Day Care Center

Chris Downing questioned some items in the resolution. Mr. Thomas will make the necessary corrections/additions which the members had no issue with.

Mark Corigliano moved to adopt the corrected resolution; Greg Yannaccone seconded the motion which was approved by the following roll call vote:

AYES: Greg Skinner; Mark Corigliano; David DiSabato; Joan Dill; Judy Silacci; Chris Downing; Craig Darvin and Greg Yannaccone.

NAYS: None

Red Horse Motoring Club of Peapack, LLC – 165 Main Street –

Mr. Thomas addressed the resolution and Exhibit A which will be attached to it. David DiSabato asked that the resolution be held to the August 18th meeting since he had not had sufficient time to review the resolution prior to tonight's meeting. Robb Francis asked that it not be delayed and explained that they are anxious to move ahead with permits. Mr. Thomas suggested that they contact the Sarah Jane Noll who is also the Zoning Official and Board Secretary, and she could assist them.

It was the consensus of the Board Members to hold the resolution to the August 18th meeting.

Public Hearings:

William Ryden was not present at this hearing. There was no engineering details.

Application #2021-001 – Block 28, Lot 10 – 30 Main Street -Joseph & Linda Yakal Kremski. Application deemed complete – Tolling Time August 10, 2021

The applicant seeks Board approval to reconstruct a residence at the property which will require variance relief from the maximum building coverage permitted in the R-18 Zone. The proposed residence will have a total of 18.3 percent whereas a maximum 10 percent is permitted. Additional development activity includes reconstruction of the driveway, installation of a new covered patio in the rear yard, a 16 by 32-foot inground pool with associated decking and a small 400 square foot rain garden in the front yard of the residence to treat run off from the proposed driveway area.

Mr. & Mrs. Kremski were sworn in by Mr. Thomas. They both reside in Denville, NJ.

Mrs. Kremski testified and explained that they had purchased the property and wished to demolish the present structure and replace it with a modern farmhouse style ranch with white board and baton and black trim around the windows.

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Bruce Brattstrom, architect was sworn in by Roger Thomas and has his Studio I Architecture office in Newton, NJ. He cited his educational background, and he has been licensed since 1998 and that the license is current. He was accepted as an expert witness.

He entered into evidence the following exhibits:

Exhibit A-1 – It is a drawing of the first level which is replacing an existing ranch. Drawing A-0 shows the basement level which includes the garage area and consists of 3,035 s.f.

Exhibit A-2 – It is a drawing showing the exterior of the house.

Exhibit A-3 - It is a drawing of the north side of the house which is the rear of house.

He explained that the applicants needed a larger home than the current house has. The current house has water damage. He explained how the proposed house conforms to the neighborhood. The Board members commented on the building lot coverage and the side yard setback. The new house will be 15' from the side property line which meets the requirements.

The building coverage will be addressed by the engineer.

Public Portion – no one from the public wished to question the witness, therefore the public portion was closed to the public.

Robert Huelsebusch, Engineer was sworn in. His office is in Denville, NJ. Mr. Huelsebusch has been licensed since 1989 and was accepted as an expert witness.

Mr. Huelsebusch reviewed the site plan which is revised through May 31, 2021. He testified that the building coverage for the house and roofed patio is at 14% which is 4% over the allowable 10%. He reviewed the site plan describing the topography of the site. The proposed grading allows the construction of a rain garden in the front of the house which will control and reduce the runoff. John Szabo explained the proposed coverage. The Building Coverage allowance in the ordinance does not include buildings or structures that do not have a roof and inground pools are exempt from lot coverage. Therefore, the variance being sought is not 18.3% but rather 14.5% and only included the house and covered patio.

The witness was asked to explain the need for the increase in the allowable coverage and the stormwater control which in his opinion, will be reduced in two years. Soil tests have been done in the area where the proposed rain garden will be constructed, and the ground water was below the level of the rain garden. Mr. Thomas cross examined the witness as to the positive good and any substantial detriment to the public good. In Mr. Huelsebusch's opinion, there is no detrimental effect because the property is next to an open space property; the ranch style home is pleasing, and the stormwater plan is a benefit. Greg Yannaccone

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concurred that since there is no stormwater retention presently underground, that the proposed stormwater control is a benefit.

Mrs. Kremski spoke to the reasons that she wishes to move to Peapack.

Public Portion for comments was opened to the public.

Larry Nagy, residing at 33 Main Street, directly across the street from this property was sworn in and he stated that he is 'thrilled' with the proposal.

Public Portion for comments was closed since there was no one else wishing to comment.

John Szabo gave testimony on the benefits to the community and what would satisfy the C-2 criteria. He felt that the proposal is substantially compliant with the zoning. He explained that there the fear that people will build Mac Mansions therefore the limit on building coverage was developed.

Roger Thomas summarized the application and Mr. Szabo advised that there is no basis for imposing additional landscaping which should be left to the applicant but did suggest that the applicant may want to consider landscaping along the County property to provide privacy.

The applicant was asked to submit a revised plan showing the correct building coverage.

Mr. Huelsebusch advised that he had called Somerset County Planning Board to question if they were required to make application to the County and was told no, the County does not get involved with single family lots, only a subdivision or site plan on a County Road.

Sarah Jane Noll, LUB Clerk asked that the applicant be reminded that approval of a Lot Development Plan by the Borough Engineer is required prior to the application to the Construction Department.

Joan Dill moved to approve the variance for Building Coverage; Judy Silacci seconded the motion which was passed by the following roll call vote:

AYES: Greg Skinner; Mark Corigliano; Peter Sorge; David DiSabato; Kingsley Hill; Joan Dill; Chris Downing; Judy Silacci; Greg Yannaccone

NAYS: None

Mrs. Kremski asked if the Board would consider granting an extension of the approval beyond the nine-month time within which application for a building permit must be made. Roger Thomas said that this was premature and suggested that she wait.

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Investigation Report – Redevelopment Study.

John Szabo advised that the LUB hold the hearing on Wednesday, September 1st. There was a lot of discussion about the scheduling and the need for two (2) separate legal notices. The notices will have to be published no later than August 18, 2021. Since the meetings are still being held virtually, it will be easier for people to at the public hearing.

The notice will be put on the 1st page of the website under news articles and in the LUB section.

Applicant Information of Website

There as discussion on putting applicant's plans on the web site when scheduled for public hearing and it was decided to do this. The Secretary will investigate it.

ADJOURNMENT – There being no further business, a motion was made by Joan Dill and seconded by Judy Silacci to adjourn the meeting at 9:10 p.m.

Sarah Jane Noll
Clerk/Administrator