

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

**August 18, 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](http://peapackgladstone.org). The public can join the meeting from their computer, tablet, or smartphone by registering at: <https://global.gotomeeting.com/join/561838637>

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 [snoll@peapackgladstone.org](mailto:snoll@peapackgladstone.org) or 201-400-9043.

**Salute to the Flag**

**Present:**

Mark Corigliano, Councilman  
Peter Sorge  
David DiSabato  
Kingsley Hill  
Joan Dill  
Chris Downing  
Judy Silacci  
Robert Riedel, Alternate # 2  
Paul Norbury, Alternate # 3  
Craig Darwin, Alternate # 4

**Absent:**

Greg Skinner, Mayor  
Greg Yannaccone  
Matt Sutte, Alternate # 1

William Ryden, Borough Engineer  
John Szabo, Borough Planner

**Also Present:**

Roger Thomas, Esq. Board attorney  
Sarah Jane Noll, Clerk/Administrator

**Minutes:** July 7, 2021 – The minutes of the July 7, 2021, meeting were approved by motion of Judy Silacci; seconded by David DiSabato.

August 4, 2021 – The minutes of the August 4, 2021 meeting were approved by motion of Judy Silacci; seconded by Joan Dill.

BOROUGH OF PEAPACK & GLADSTONE  
LAND USE BOARD  
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**Public Hearing:**

**Application # 2021-004 – Block 8, Lot 2 – 57 Willow Ave.** Andrew & Judith Tucker – ***Application carried without further notice to September 15, 2021.***

**Resolutions:**

**Block 28, Lot 10 – 30 Main Street -Joseph & Linda Yakal Kremski.**

Roger Thomas, Board attorney reviewed the resolution.

David DiSabato moved to adopt the resolution; Judy Silacci seconded the motion which was approved by the following roll call vote:

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

**NAYS:** None

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

Mr. Monaghan, attorney for the applicants was present along with Steven Everett, and Chuck Harders.

\*Mark Corigliano left the meeting.

**Members eligible to vote:** *Judy Silacci; Joan Dill; Robert Riedel; Paul Norbury and Craig Darwin*

The Board members reviewed the proposed resolution and made suggestions for conditions that should be included. It was suggested that the garage doors should be closed when there are any club activities and events. It was noted that the Willow site will be used as a drop off and pickup. Sean Monaghan suggested that the applicant have the option to be able to open the garage doors and assured the Board that there would be no noise impact to the neighbors. Joan Dill questioned if the Board was micromanaging. It was agreed that the acoustic guitar music can only be in the garden.

Craig Darwin moved to adopt the resolution; Joan Dill seconded the motion which was passed by the following roll call vote:

**AYES:** Joan Dill, Judy Silacci, Craig Darwin, Paul Norbury

**NAYS:** None

**ABSTAIN:** Kingsley Hill, David DiSabato, and Chris Downing

**ADJOURNMENT** – There being no further business, a motion was made by Joan Dill and seconded by Judy Silacci to adjourn the meeting at 8 p.m.

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**Sarah Jane Noll**  
**Clerk/Administrator**