

Borough of Peapack & Gladstone

Land Use Board

September 1, 2021

Peter Sorge called the meeting to order at 7:00 P.M. with the opening statement. **Opening Statement:** Adequate notice of this meeting of the Land Use Board of the Borough of Peapack & Gladstone was given to the Daily Courier News on December 28, 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 December 28, 2020. The Land Use Board will hold a regular meeting by web-based platform providing remote access as the meeting will be open to the public remotely. Details for public participation were 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/233328821>

You can also dial in using your phone.

United States: [+1 \(872\) 240-3311](tel:+18722403311)

Access Code: 233-328-821

New to GoToMeeting? Get the app now and be ready when your first meeting starts: <https://global.gotomeeting.com/install/233328821>

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:

Mark Corigliano, Councilman
Peter Sorge
David DiSabato
Joan Dill
Chris Downing
Judy Silacci
Kingsley Hill
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

BOROUGH OF PEAPACK & GLADSTONE

LAND USE BOARD

September 1, 2021

Also Present:

Roger Thomas, Esq. Board attorney

John Szabo, Borough Planner

Sarah Jane Noll, Clerk/Administrator

Roger Thomas advised the board about the public hearing. He reviewed the notice that was published on two consecutive dates. He then turned the meeting over to John Szabo, Borough of Peapack and Gladstone Planner. Mr. Szabo was sworn in is a certified planner. He is a Senior Associate with Burgis Associates.

Public Hearing

**Non-Condemnation Redevelopment Area Designation Consideration
9-35 Lackawanna Avenue, Block 20 Lot 5 and 219 Main Avenue, Block 22 Lot
13**

Mr. Szabo explained the reason for the study and then went through a power point presentation of his Study. He reviewed the map of the area with the properties being investigated.

*Board member David Di Sabato joined the meeting at 7:22 p.m.

Mr. Szabo reviewed the following information which was in his Study and the power point presentation:

Property Description and surrounding land uses. He explained the information they investigated which included the tax information, code enforcement and violations. The acreage of the properties is 2.9 acres and is owned by Ferris Corp. as a single owner.

Master Plan and the Housing Element and Fair share plan and the Zoning of the area and the many uses on the properties.

Compliance with the Statutory Criteria. He advised that the Borough Records indicate there are no instances of building, zoning or health violations and appear to be code compliant with smoke detectors, sprinkler systems and fire extinguishers. There are no title issues or issues associated with diverse ownership that would preclude reasonable development of the property under its current zoning. The Tax data indicates that the structures contained within the area have value that exceeds the land valuation

Planning Conclusions – He found that the building and site conditions did not rise to the level of blight that is customarily associated with such areas and in light of the close scrutiny of these designations by the Court, the designation of an area in need of redevelopment must be carefully analyzed with the strict context of the

BOROUGH OF PEAPACK & GLADSTONE

LAND USE BOARD

September 1, 2021

statutory requirement that would clearly satisfy the criterion thereby justifying the powers of intervention granted the governing body to foster development. He noted that the Study Area has only just recently been rezoned by the Borough to provide opportunities for redevelopment with the necessity of a redevelopment designation. Photos of the buildings and area were part of the presentation by Mr. Szabo. The buildings are quite old but are being maintained. He saw no conditions of blight. He pointed out some areas needing repair which can be maintained through code enforcement. He advised that he took a lot of time on the site analyzing the buildings.

Mr. Szabo concluded that the study finds that the parcels in question, specifically Block 20, Lot 5 and Block 22, Lot 13 do not satisfy the criteria for inclusion as an area in need of redevelopment for reasons enumerated in his report.

Public Portion – No one from the public wished to question Mr. Szabo.

Board members then questioned Mr. Szabo regarding the purpose of this meeting, the process to be taken by the Board and the adoption of a resolution reflecting the Board's decision. Roger Thomas, Board attorney advised that once the Board makes its determination, their recommendation will be forwarded to the Mayor and Council. A resolution will be considered at the next meeting of the Board.

There were no further questions of Mr. Szabo.

David DiSabato moved to accept the recommendation of the Board Planner John Szabo that the properties do not meet the criteria of redevelopment; Joan Dill seconded the motion which was approved by the following roll call vote:

AYES: Mark Corigliano; Peter Sorge; David DiSabato; Joan Dill; Chris Downing; Judy Silacci; Kingsley Hill; Robert Riedel; Paul Norbury; Craig Darwin

NAYS: None

Roger Thomas will prepare the resolution for the Board's consideration at the next meeting.

ADJOURNMENT – There being no further business, the meeting was adjourned at 7:58p.m.

Sarah Jane Noll
Clerk/Administrator