

***Borough of Peapack & Gladstone***

***Land Use Board***

***October 6, 2021***

Peter Sorge called the meeting to order at 7 p.m. P.M. and read 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/892677957>

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

**Salute to the Flag**

**Present:**

Greg Skinner, Mayor  
Greg Yannaccone  
Mark Corigliano, Councilman  
Peter Sorge  
David DiSabato  
Joan Dill  
Chris Downing  
Judy Silacci  
Matt Sutte, Alternate # 1  
Robert Riedel, Alternate # 2  
Craig Darwin, Alternate # 4

**Absent:**

Kingsley Hill  
Paul Norbury, Alternate # 3  
William Ryden, Borough Engineer  
John Szabo, Borough Planner

**Also Present:**

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

Chairman Peter Sorge explained that he did not feel it was necessary for the Board Engineer and Planner to attend tonight's meeting since they had submitted reports and the Board tries to reduce costs for the applicants.

BOROUGH OF PEAPACK & GLADSTONE

LAND USE BOARD

October 6, 2021

**Minutes – September 15, 2021** – The minutes of the September 15, 2021, meeting were approved as read by a motion made by Joan Dill and seconded by Judy Silacci. Craig Darvin abstained.

**Public Hearing**

**# 2021-005 – Block 3, Lot 5 – 55 Mendham Road – Mark Milan and Monica Martinez – R-11 Zone.**

Application for a 'c' variance to allow the enclosure and 1' increase to an existing front entry foyer and the addition of a new covered attached porch measuring 4'x11'01/2" which are located 22.53' within the required front setback of 35'.

Mark Milan was present representing himself. He was sworn in by Mr. Thomas. Mr. Milan explained the variance that he is seeking and described the enclosure of the existing entry and the addition of a covered porch. He explained that the existing covered porch is to be enclosed and a covered entry added. Mr. Ryden's report reflected that the addition needs a front yard setback of 22.5' whereas a 35' setback is required. Mr. Milan reviewed the photos that he had submitted showing the neighboring homes and the distances from the road right of way to the front of the homes. He testified that the proposal is not detrimental to the neighborhood. It is a needed upgrade to the house. He will be replacing the brick facing with clapboard which will improve the appearance of the house. The neighboring homes are the same distance from the road or in most instances less. He feels that there is no negative impact on the neighborhood. The Master Plan encourages compatibility with the neighborhood.

Questions by the Board. There were none

Public Portion – There was no one in the public.

Mr. Thomas referred to the reports of William Ryden and John Szabo.

Judy Silacci moved to approve the variance applied for by Mr. Milan; Joan Dill seconded the motion which was passed by the following roll call vote:

**AYES:** Greg Skinner; Greg Yannaccone; Mark Corigliano; Peter Sorge; David DiSabato; Joan Dill; Chris Downing; Judy Silacci; Matt Sutte; Robert Riedel and Craig Darvin

**NAYS:** None

Mr. Milan can move ahead and apply for the necessary building permits.

**Resolution:**

**#2021-004 – Block 8, Lot 2 – 57 Willow – Tucker – RR-5 Zone**

BOROUGH OF PEAPACK & GLADSTONE

LAND USE BOARD

October 6, 2021

Mr. Thomas explained that he had received correspondence from Mr. Simon, applicant's attorney suggesting some changes to the resolution. Mr. Thomas reviewed the suggested changes with the Board Members.

A motion to approve the resolution as amended was made by Gregg Yannaccone and seconded by Judy Silacci. The motion was passed unanimously by the following roll call vote:

**AYES:** Greg Skinner; Greg Yannaccone; Mark Corigliano; Peter Sorge; David DiSabato; Judy Silacci; Joan Dill and Chris Downing.

**NAYS:** None

The Board Secretary advised the Board of the application for the meeting of October 20, 2021. Matt Sutte advised that he does business with Komline Sanderson and will recuse himself from hearing the application.

**ADJOURNMENT** – There being no further business, the meeting was adjourned at 7:33 p.m.

---

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