



BOROUGH OF PEAPACK AND GLADSTONE

Zoning Official – Sarah Jane Noll

1 SCHOOL STREET
P.O. BOX 218
PEAPACK, NJ 07977

TELEPHONE: 908- 234-2250 X 288
EMAIL: SJNOLL@PEAPACKGLADSTONE.ORG

Dear Peapack and Gladstone Residents,

This is a statement that I read at the Land Use Board meeting, July 15, 2020, to update the Board and the public on the status of the Lackawanna Avenue development proposal that was the subject of the amendments to the Land Use Plan Element and Fair Share/Affordable Housing Plan and discussed at the June 17, 2020 Land Use Board meeting:

“We want to confirm that the Borough Council has withdrawn the proposed amendments to the Borough’s Land Use Plan Element and Fair Share/Affordable Housing Plan that were discussed at the Land Use Board’s June 17 meeting.

Since the June 17 meeting, the Affordable Housing Committee has been reconstituted. Vice Chair Pete Sorge and I as Chair are included on that committee and we have been meeting on a twice weekly basis.

At the request of the Affordable Housing Committee, the Board and the Governing Body have scheduled a special joint meeting of both bodies on July 29, 2020 at 7 pm to review the affordable housing deficit and to provide an update on how the Affordable Housing Committee has been working to develop a plan to fill that deficit, including analyzing alternatives, in addition to and including the Lackawanna Ave area.

The July 29 meeting is a public meeting so that the Peapack and Gladstone community is also updated on these important issues, and may ask questions and make comments. It’s a Special meeting because this is an important matter. It’s a Special meeting because there are pending court deadlines by which the Borough must act and present its plan to resolve the affordable housing deficit.

It’s also a Special meeting so that the entire evening may be devoted to updating the Governing Body, the Land Use Board and the public and to hear public comment.

Finally, there is language in the legal notice adverting this meeting that “action may or may not be taken”; this language is required by statute so that the public is aware that official action may or may not be taken, and this may guide the decision on whether to attend the meeting.”

The Land Use Board appreciates the continued interest of the residents in these matters. At last evening’s meeting the Board asked that the Affordable Housing Committee continue to provide frequent updates on the progress of the plan to satisfy the affordable housing deficit and, in particular, changes proposed to the Lackawanna Avenue project. To the extent allowable, given the continued negotiations, the Affordable Housing Committee will make such information available prior to the July 29 meeting.

Thank you for your time and consideration.

Sincerely,

Susan Rubright

Susan Rubright,
Land Use Board Chairperson