

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

February 17, 2021

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 and the Observer-Tribune 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 meeting is a web-based platform providing remote access as the meeting will be open to the public remotely. <https://global.gotomeeting.com/join/160934141>

Access Code: 160-934-141. In the event any member of the public cannot access the public file documents or exhibits, and/or cannot access the Zoom web-based virtual meeting room, they may contact the Board Secretary at sjnoll@peapackgladstone.org or 201-400-9043.

Meeting started at 7:05 p.m.

Present:

Susan Rubright
Greg Skinner, Mayor
Mark Corigliano, Councilman
Kingsley Hill
Joan Dill
Chris Downing
Judy Silacci
David DiSabato
Matt Sutte, Alternate #1
Robert Riedel, Alternate # 2
Paul Norbury, Alternate # 3

Absent:

Peter Sorge

Also Present:

Roger Thomas, Esq. Board attorney
William Ryden, Borough Engineer
John Szabo, Borough Planner. – having problems with his computer
Sarah Jane Noll, Clerk/Administrator

Minutes – none

Motion to appoint Joan/Judy – roll call vote.

Application #2020-003 – Block 33, Lots 11, 11.01 & 13 – P-G Residential Developers LLC. Deemed complete 1-20-21.

Douglas Janacek, Esq. was present along with the following witnesses:

Rob Morcello, P.E.

Ronald Kennedy, P.E.

The following exhibits were entered into evidence:

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A-8 – revised plans dated 2-5-21 – Mr. Kennedy was reminded that he was sworn in at the last meeting.

A-10 – Environmental Impact Statement dated 2-8-21.

A cover letter dated 2-5-21 from Mr. Janacek was received. All documents were in the E.I.S. so don't need to be marked.

Board questions – Chris Downing questioned the 24' width of the road. Mr. Morcello explained that the four bump outs follow the standards of the RSIS. A car will be 4' out into the road. Pass by traffic will have a 20' width. Trying to limit the impervious but could make the bump outs wider. The spaces would be designated, and parking only allowed there. The speed limit would be 25 mph. Mr. Corigliano asked that the parking area be extended additional feet for the 21 spaces. David DiSabato likes the redesign of the cul-de-sac. Mark walking trail connects to Road A. They will add a connection from Road B up to the rail also. Jack Szczepanski commented that the basins were converted; landscape plan plantings need to be provided. The depths of the basin. Wants them as conditions of approval. Bioretention, access to basin 1; depths of the basins. Those elements in the report will be worked out with Princeton Hydro as conditions of approval. The Board members continued their questioning of the witness. A playground is not proposed since this is an age targeted project and they do not feel a play area is warranted. There are stacked flats for the 8 units in one building and 6 units in another building. These are rental units, not for sale.

Public Portion

John Sorrenti, 26 Brady Drive West. Questioned the area where the utilities are and shows up as disturbance on the exhibit. Mr. Kennedy showed that exhibit A-11, sheet 1 of Landscape Design shows the proposed fence and buffering.

John Kappler of the Environmental Commission asked about a path to town. Mr. Kennedy has not spoken to Pfizer. They are unable to make any more improvements along the roadway.

Mr. Goode from the Environmental Commission questioned the permanency of the fence and how can the debris be stopped from piling up. Mr. Kennedy assumes that the maintenance crew would blow it out of there. He then addressed the walls and any overland water flow going towards the walls. They have attempted to reduce the flow. They discussed geological sampling that was done in order to determine rock and water table.

Mr. Kappler questioned the width of Road A. He suggested creating a path down the hill. He feels this is an issue. There is no determination as to the path and if it is public or only for the residents. Mr. Kennedy will talk with the client about this. He questioned the minimum radius standards. They are in the RSIS. Mr. Kennedy explained the request for the fence. Mr. Kappler advised that the Environmental Commission members are concerned about tree loss. The fence was discussed by multiple people. It is a aluminum 4' high black picket type fence with 4" openings. The fence will match the gates. Mr. Kappler questioned the Cooper Hawk's nesting. The town engineer will assure

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compliance with these agencies. Mr. Kappler asked them to come up with a plan for access to the town. Mr. Sorrenti advised the LUB that the residents have no path. Mr. Thomas said it is either the state highway or Pfizer and there is no additional access from the highway and Pfizer has never granted access. Mr. Janacek advised that offsite obligation is not realistic or reasonable especially since there is affordable housing. Joan suggested using the old roadway to Route 206. Greg Skinner advised that the Borough is proposing sidewalks from Holland up to Maple Street. The town does not have money. Mr. Kennedy advised that they no longer own lot 10 and do not know the present owner. Mr. Janacek has no objection to being encouraged to try and get a trial but cannot make it a condition of approval. This is a Master Planning project. Mr. Thomas suggested the plan which would include working something out with the owner of lot 10 to maintain the old Drive for a possible use as a trail to Route 206. Mr. Kennedy advised that Pfizer has said 'no' repeatedly through the years. He suggested going down the old road and following the right of way down to Route 206. FinPro is open to the possibility of putting funds in trust for connectivity options.

The public portion was closed since no one else from the public had questions.

Stuart Johnson, architect – 80 Lambert Lane, Lambertville, NJ was sworn in and accepted as an expert witness. He described the proposed architecture.

Exhibit A-3 – colored rendered site plan. 45 units will be master down. 3- 1 bd – 8- 2bd - He showed the location of the units and went through the heights. He reviewed the architectural design of the units.

The following exhibit were entered into evidence:

Exhibit A-12 – A-02 Rendering of buildings He described the building materials. Metal roofs over the entry ways.

Exhibit A-13 – A-01 – Rendering of buildings

None of the buildings exceed the maximum height of 38'.

Board questions. The board members questioned the witness asking for illustrated renderings of the rear of each building.

A-9 Duplex Homes Master Down showed the front, side and rear views. Each unit does have a basement. S.f. of basement units – A-1 shows the basement level. It is usually the same s.f. as the 1st floor. Approx. 900 – 1,000 s.f. The base package is with an unfinished basement. Mark Corigliano addressed the affordable housing sheets A-1 and A-3. He questioned the area for the waste containers, and he advised them that it has to be made larger to accommodate 3 large containers. They will review and consider. He suggested that the rear of the garage is deep enough to accommodate the containers. The Board questioned the affordable and then questioned the marketing of the for-sale units and demographics. Price would be aligned with the market here. \$800,000 – 900,000. Will come back with information on communities where Toll has built in around the area.

Mr. Ryden questioned the house #'s and the location of the numbers and where mailboxes will be. Adjacent to the driveway – no cluster. The applicant will work with

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the police department and first responders to ascertain where the house numbers will be located so that they are easily seen. There should be a number on the mailboxes. Will be worked out with police and fire.

Public Portion – John Kappler asked if solar panels are permitted? There are no solar panels being used in this project. They are not being proposed.

The public portion was closed since there was no one else who had questions.

Mr. Janacek advised that this concludes tonight's presentation. There are some issues to be discussed. Connectivity issue. Mr. Thomas suggested that the meeting be opened to the public for comments. Persons will be sworn in

Since there were no comments from the public, the public portion was closed.

Issues:

- Connecting this site to Borough downtown.
- Trash Containers need to be addressed – can affordable units get smaller containers?
- Sales records from similar developments – do they only attract empty nesters. Demographic issue.

Feasibility of solar orientation for these buildings.

- Fence – what fence is best – get a detail of fence.
- Pathway connecting the lower affordable.
- Widening the parallel parking on roads.
- Road names need to be selected. – Historical Commission

The applicant agreed to being carried to the March 3, 2021 meeting without further notice.

Adjourn – A motion to adjourn was made and seconded and the meeting was closed at 9:52

Sarah Jane Noll
Administrator/Secretary