

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

March 3, 2021

Chairwoman Rubright opened the March 3, 2021 Land Use Board meeting at 7:02 p.m. and read the 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.

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 snoll@peapackgladstone.org or 201-400-9043.

Craig Davin was sworn into office as alternate # 4 by Board Attorney Roger Thomas.

Present:

Susan Rubright
Greg Skinner, Mayor
Mark Corigliano, Councilman
Kingsley Hill
Joan Dill
Chris Downing
Judy Silacci
David DiSabato
Peter Sorge
Matt Sutte, Alternate #1
Robert Riedel, Alternate # 2
Paul Norbury, Alternate # 3
Craig Davin, Alternate # 4

Absent:

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
Jack Szczepanski, Princeton Hydro

There were 32 people logged into the meeting.

Chairman Rubright advised that no new witnesses would be heard after 10 p.m. and all testimony will cease at 10:30. She also advised that everyone should mute their microphones unless speaking and she reminded everyone there was an incident at a previous meeting and that swearing and inappropriate comments about others will not be tolerated and that we all need to be civil in our society.

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Pfizer Pharmaceutical Request for the extension of the Preliminary/final site plan approval is carried to the March 17, 2021 meeting.

Minutes –The wrong minutes were circulated.

Redevelopment plan update: – Councilman Corigliano advised that he had collected all the documents and combined them into a single pdf which Roger Thomas sent to the Special Master with a cover letter. This was submitted to the Court on December 17, 2020. Roger Thomas advised that he had received a copy of a letter from Peter Buxbom to Judge Miller at the end of December indicating that the various towns that he oversees one of which is Peapack, are moving ahead in a positive way. Mark Corigliano advised that one of the documents that they needed to provide to the Court was the confirmation of the Memorandum of Understanding with the developer who they have a MOU with for 20 units on the Smith Property which is still valid. There are some things that are found unacceptable to the Borough. The Affordable Housing Committee does have to regroup and explore other options to see if there are other developers interested in the Smith property. Yesterday word was received that the Governor's upcoming budget will include \$25 million for small (less than 25 units) affordable developments. Mr. DiSabato asked what had to be submitted to the court. Mark read a portion of each of the letters of commitment to various aspects of the affordable housing settlement. Roger Thomas will send copies of the documents to David DiSabato and Peter Sorge. Mr. Corigliano has a list of 5 leads who can be contacted regarding the development of the Smith property. The Affordable Housing Trust Fund has upwards of \$600,000. There was discussion on recent legislative action.

John Szabo advised that he will be starting the redevelopment study next week. He has asked Sarah Jane Noll to acquire information on the properties that he will need.

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

Douglas Janacek, Esq. gave a summary of the status of the application. Conforming application with a Setback variance. Stuart Johnson's testimony on architecture has been completed. Ron Kennedy will address the questions from the last meeting. Mr. Kennedy was reminded that he is still under oath.

Exhibit A-14 1-20-2021 updated through 3-3-21. Showing parking spaces 21 spaces throughout the property; tied the path to cul de sac

Exhibit A-15 – 1-20-21 updated thru 3-3-21. Landscaping Exhibit. – emergency gate style and a photo of proposed style of fence. Aluminum tubular black for fence and gate. Solar is not proposed. Opportunity for owner to have that. Orientation is an east and west and ½ faced to SW. The wood line is close to the units. Toll will not propose that. He reviewed the demographics of the Franklin Lakes Project.

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Franklin Lakes Project – age of children. 7-2017 – age target homes. Ave. 1.175 to 1.2 million – 7:45

Ave. age 65 years. Primary bedroom on first floor.

12 children - 19 +; 5 in H.S. and 3 in Middle School

Sidewalks – The applicant has spoken with Pfizer who advised them that they have no interest in providing access. NE Corner has a license. Creating a path down the old Brady dr. on this property to allow for a path to down to Rt. 206.

Entered into evidence is the following exhibit:

Exhibit A-16 – Affordable Housing partial showing the area for the larger 96-gallon tote Trash Containers in a storage area with a door that swings out to allow room for the 3 larger totes. Room also at the rear of the garage for the larger totes. 10' deep garage. 16' is large SUV. Will allow the 96-gal tote. Storage area is 7'x6'.

Roger Thomas reminded the application of the need to name the streets. That will be a condition of approval.

That concluded the presentation by the applicant.

The Board members questioned the witness asking the asking price compare to those in Franklin Lakes. They also asked about access through Pfizer. There were questions about the Warren Toll Bros. project. The applicant reminded the board that each unit is about 5,000 s.f.

Public Portion – questions of Mr. Kennedy.

John Kappler reminded the applicant that the Environmental Commission is concerned about the loss of trees. Mr. Kennedy advised that they do not intend to take down any large trees. The Borough engineer will verify the plantings and a 2-year maintenance bond will be established. DEP gave permission to plant native plants back in the wooded areas in the buffers. Complying with standards that was established in 2006. He is aware that the tennis courts can be used on the Pfizer property. He asked if they would put in sidewalks down to the overpass area because there is no place to go. The town will have to work with the Homeowners' Assoc. The cost would be borne by the Homeowners' Assoc. The western side of the interchange will be owned by the Homeowners' Association. They own the land. Pfizer owned the land to the east side of the interchange.

The Public portion for questions was closed.

Open to Public for Comments.

Everyone was asked to unmask and speak into the computers.

Kathleen Shea Mistretta – 203 Main Street Gladstone. Disappointed that the EIS is not updated. Some dates are back to 1977. Like to have it updated. Mr. Kennedy

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advised that he did go back and update the EIS, which is dated 2-8-21. She wants a copy of the updated EIS – she will send me an email.

John Kappler was sworn 24 Holland Ave. advised that he found the application very difficult to deal with. The EC meets on once a month. Approval for 2 years with ability to extend. Documents must be available 10 days prior to the meeting. He questioned the exhibits that were submitted this evening about time before the meeting. Mr. Janacek objected to the questions being asked. He suggested a central location to put the documents and plans.

The public portion to make comments was closed.

Mr. Thomas reviewed the vote to be taken and the conditions that the Board members suggested.

Joan Dill moved to approve the preliminary major site plan with bulk variance with conditions; Mark Corigliano seconded the motion which was passed by the following roll call vote:

AYES: Susan Rubright, Greg Skinner, Mark Corigliano, Kingsley Hill, Joan Dill, Chris Downing, Judy Silacci, David DiSabato, and Matt Sutte.

NAYS: None

Thanked the applicant for following up on discussion items. And a very fine presentation.

Adjourn – A motion to adjourn was made and seconded and the meeting was closed at 9:15

Sarah Jane Noll
Administrator/Secretary