

**BOROUGH OF PEAPACK & GLADSTONE
LAND USE BOARD**

October 2, 2024

Chairman Greg Yannaccone called the meeting to order at 7:00 p.m.

Opening Statement: Pursuant to the Open Public Meetings Act, Adequate notice of 2024 Meeting Dates was published in the Courier News and Bernardsville News on April 20, 2024, and posted with the Municipal Clerk, on the bulletin board at the municipal building and posted at the Peapack and Gladstone post offices”.

Flag Salute

Roll Call:

Greg Yannaccone, Class IV
Mark Corigliano, Class I
Sarah Jane Noll, Class II
Judy Silacci, Class IV
David DiSabato, Class IV a
Chris Downing, Class IV
Scott Ross, Alternate # 3
William Hillsinger, Alternate # 4

Absent:

John Sweeney
Joan Dill, Class IV
Matt Sutte, Class IV
Robert Riedel, Alternate # 1
Craig Darwin, Alternate # 2

Also Present:

Roger Thomas, Esq.
John Szabo, LUB Planner
Sean Walsh, Princeton Hydro
William Ryden, P.E. LUB Engineer

Michael Lombardozzi, RPR, CRR for the applicant was present.

Minutes: A motion approving the LUB minutes of September 18, 2024, was made by Judy Silacci and seconded Hillsinger. The motion passed.

Abstained: none

Mayor Corigliano was recused from hearing the Bethel Ridge application.

Public hearings:

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#2024-005 – Block 20, lot 1.02 – 15 Apgar Ave., Bethel Ridge Corp.- Major Preliminary & Final Subdivision and Site Plan. Katharine Coffee, Esq. was present representing the applicant.

Ms. Coffee gave a brief history of the property and the zoning. Preliminary and final site plan approval of a proposed 3-lot major subdivision of existing lot 1.03 (3.216 Acres) into remaining Lot 1.02 (1.936 acres), new Lot 1.06 (0.320 acre) and new lot 1.07 (0.396 acre), with Apgar Avenue being extended to provide access to the parking areas on each of the lots. Group homes are proposed on Lot 1.03, and 10 residential two (2) story duplex units for a total of 20 multifamily dwellings. The entire site will consist of Affordable housing. Each group home will be on its own lot. Apgar Avenue will be extended into the site. She reviewed the requested variances which are internal to the site.

The three (3) witnesses to be heard this evening were:

Ron Kennedy, P.E.
Steve Shock, Architect
Gary Dean, Traffic Engineer.

Completeness – Mr. Ryden reviewed his report dated August 28, 2024 for completeness. The applicant is requesting waivers of three (3) checklist items. Mr. Ryden feels that the waiver requests are valid and can be granted for purposes of determining administrative completeness.

Greg Yannaccone made a motion to deem the application complete for administrative completeness; Sarah Jane Noll seconded the motion which was approved unanimously by the following roll call vote:

AYES: Greg Yannaccone; Sarah Jane Noll; David DiSabato; Chris Downing; Judy Silacci; Scott Ross and William Hillsinger.

NAYS: None

Ronald Kennedy, of Gladstone Design on Main Street, Gladstone, N.J. was sworn in and accepted as a licensed professional engineer and a professional planner.

The following exhibits were submitted as exhibits:

A-1 - Neighbor aerial exhibit dated October 10, 2024.

A-2 - Existing conditions and environmental Aerial plan dated October 10, 2024. Mr. Kennedy advised they have filed for the riparian buffer with NJDEP. There are no wetlands and have filed for presence/absence and determination of absence. The property is surrounded by the R-18 Zone. This property is zoned AH (Affordable Housing Zone) and referenced as the Smith Track. The house and other accessory structures were removed between 2009-2010. The tennis courts are solely on the Smith Track. The property is primarily grassed land. Access goes across Lot 1.03 which serves Komline Park.

A-3 - Site Plan Rendering dated October 10, 2024. Mr. Kennedy advised that this is the property with proposed two (2) 4-bedroom group homes on lot 1.06 and Lot 1.07. These are two separate lots and independent of each other having separate driveways and

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parking lots. Each group home has 4 parking spaces with sidewalks and are ADA compliant. Each has its own trash enclosure and 2 generator pads which are shown. They are Affordable Housing units. The 20 multifamily dwellings are broken down by bedrooms as follows:

2 – one-bedroom duplex units

6 – two -bedroom duplex units

The intent is a single-family feel. There will be Thirty-five (35) shared parking spaces. There will be eight (8) additional parking spaces along Apgar Ave. for the park and spillover parking. Apgar Ave. has a 40' ROW and is paved 20'. The ROW contains .56 of an acre No sidewalks on either side are proposed. He reviewed the standards for the duplex and group homes. He reviewed the one (1) bedroom duplex architectural plan. This plan was included in the submission therefore it is not an exhibit. Each one (1) bedroom unit will consist of 886 s.f.; 1,049 s.f. for the three (3) bedroom units.

Going back to Exhibit A-3, he described the standards for each of the lots.

Stormwater Management: They performed significant soil testing. He reviewed this. The Operation and Maintenance Manual must be maintained on all projects with green infrastructure.

Sanitary Sewers – The high point is Apgar Ave, so the affluent must be pumped up. All electric will be underground.

Water Line – They are adding 2 hydrants to the line.

Gas – It will be extended if needed.

All utilities are underground.

Somerset Co. Planning Board - They have applied to the Somerset County Planning Board and are waiting for a report.

Review Letters were addressed:

The August 28, 2024, report issued by William Ryden was addressed. They will comply with the report if they have not already addressed the issues.

Mr. Ryden asked that Mr. Kennedy provide the calculations addressed in his report as # 6 b. on page 4.

A-4 - Lighting Exhibit dated October 2, 2024. The lighting fixtures were reviewed. No streetlights are proposed on the municipal roads. One company will control everything. The lighting reduction should begin at 10 p.m. The generator pads are shown but may not have the generators before the issuance of the C. of O. The architect will discuss this.

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#16 on page 6 was addressed by Mr. Kennedy. The Ownership of the group homes will be Bethal Ridge. Three (3) shifts of two (2) persons each are proposed in the group homes. The extension of Apgar will be maintained by the owners of Bethal Ridge.

The September 26, 2024, report issued by John Szabo, Borough Planner was addressed. # 6 on page 7 of Mr. Szabo's report was addressed. There will not be signage. The maintenance of the extension will be provided by the owners of Bethal Ridge.

The September 19, 2024, report issued by Sean Walsh, PE of Princeton Hydro was reviewed. The applicant will work out the comments. They do not have the soil testing report.

The landscaping will be enhanced within the wetland buffer with native species. A fence is proposed to keep people from walking on the property. The drainage comments are being worked out.

Questions of Mr. Kennedy by LUB.

Several of the LUB members had questions of the witness which included parking for the group homes; the drainage and providing a bar-b-que

Public Portion.

The meeting was opened to questions of the witness by the public. No testimony will be heard at this time.

Peter Weller – 13 Apgar Ave. questioned what trees would be planted along side of his walnut trees and questioned the enforcement of parking along Apgar Ave. Mr. Kennedy will speak with him.

Chris Mikulicz – 3 Apgar questioned the width of the existing Apgar Ave. and if sanitary or water lines will be upgraded. Roger Thomas, LUB Attorney suggested that he talk with the council regarding this.

John Kappler – 25 Holland Ave. Peapack and Chairman of the Environmental Commission and Shade Tree Commission asked how the stormwater will be addressed. He also asked if the applicant has addressed solar. Mr. Kennedy explained that solar would not make the project more affordable. Mr. Kappler also questioned whether the large area of bamboo will be removed and if so, what is the long-term guarantee that it will not come back in five years. He also asked about consideration of sidewalks. Mr. Kennedy responded that there will be no sidewalks on Apgar Ave.

Isabel Trelstad – 7 Apgar Ave. questioned if the garbage trucks will pick up at the same time as they do on Apgar Ave. and that it should be coordinated with the Borough pickup. She also asked how the K-Turning area for the garbage trucks will be protected and not parked in.

The LUB took a brief recess of 10 minutes at 9:30 p.m.

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When the meeting was reconvened, Roger Thomas, LUB Attorney advised the public of the proceedings of the LUB and that the next meeting of the LUB to hear this application will be held on November 6, 2024, at 7 p.m.

LUB Board questioned – William Hillsinger questioned the proposed plantings. John Szabo advised that they are native plants and that the plant schedule is on sheet 8 of 15 marked landscape plan. Mr. Hillsinger would like to encourage more plantings. It was agreed that the professionals and the attorneys will discuss this over the next few weeks.

Closed Public Portion - The public portion of the meeting was closed.

Steve Schoch, Architect from Thriven Design located at 756 Haddon Ave., Collingswood, New Jersey, was sworn in and accepted as an expert witness.

Using the following exhibits, Mr. Schoch reviewed the architectural plans.

A-5 – Rendering of Smith Tract showing the group homes dated October 2, 2024. Mr. Schoch testified that there will be 8 individuals in the group homes. He is not aware of how many are ambulatory or in wheelchairs. They are all adults; there are no children.

Sheet A.1 Lot 1.06 floor plan.

Mr. Schoch advised that some bedrooms have direct access to the outside. The home functions as a single-family home with 4 bedrooms with everyone sharing the interior facilities. Because the staff are not permitted to sleep when they are working there is no sleeping area for them. There will be two (2) people per shift. There will be a fire suppression sprinkler system of high-quality residential design. The group homes on lot 1.07 will have a stone veneer and a 20kw generator which is quieter than a lawn mower.

Board questions – Scott Ross questioned the number of parking spaces. Mr. Schoch advised that none of the residents own cars. It is for staff and visitors. It is Mr. Schoch's opinion that four (4) parking spaces are adequate. Of the eight (8) bedrooms, six (6) will have direct access to the outside.

Borough Engineer William Ryden questioned the lack of building colors on the plans for the group and the duplex homes. Mr. Schoch advised that the colors of the siding have not been decided yet. They will be earth tones. The window trim is white.

Open Public Portion

John Kappler questioned the number of generators. The generators are run by propane. Each unit has its own patio area.

The public portion was closed since there were no further questions of the witness.

Because of the time, the presentation was ended for this evening.

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The LUB Attorney Roger Thomas advised that the application was carried to November 6th at 7 p.m. No further notice will be given.

Other Business: None

Adjourn – By motion of Greg Yannaccone and seconded Judy Silacci, the meeting was adjourned at 10:30 p.m. The motion passed.

**Sarah Jane Noll
Clerk/Administrator**