

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

November 20, 2024

Vice Chairman David DiSabato 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”.

With the absence of chairman Yannaccone, Vice Chairman David DiSabato chaired the meeting.

**Flag Salute**

**Roll Call:**

Sarah Jane Noll, Class II  
Judy Silacci, Class IV  
David DiSabato, Class IV a  
Chris Downing, Class IV  
John Sweeney  
Matt Sutte, Class IV  
Robert Riedel, Alternate # 1  
William Hillsinger, Alternate # 4  
Scott Ross, Alternate # 3

**Absent:**

Greg Yannaccone, Class IV  
Mark Corigliano, Class I  
Joan Dill, Class IV  
Craig Darwin, Alternate # 2

**Also Present:**

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

**Minutes:** A motion approving the LUB minutes of October 2, 2024, was made by Judy Silacci and seconded William Hillsinger. The motion passed.

**Abstained:** Robert Riedel, Matt Sutte.

**Public hearings:** \_Scott Ross was recused from hearing this application.

**# 2024-009 -158 Route 206 PG, LLC – Block 20, Lot 1.02 – Preliminary & Final Major Site Plan.** Waiver request for Completeness for 5 items in **checklist 23-33.04: Items 9, 13, 14, 18, 22.** Greg Genetti, Esq. was present representing the applicant. He advised

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that the applicant plans to repurpose and redevelop the property. Design waivers were listed in Mr. Ryden's report. Somerset Co. report has been received.

William Ryden, Borough Engineer reviewed the waiver requests # 9, 13, 14, 18 and 22 as listed in his September 30, 2024, report and he stipulated that they can be waived. He questioned the waiver request for #22 which is for an Environmental Impact Statement. Mr. Kennedy responded by saying there is no expansion of the site and that the areas around the site are heavily regulated by the NJDEP therefore they are requesting a waiver of that checklist item. He advised that they are doing less than what is there. The NJDEP regulations will be reviewed later in his testimony. Mr. Ryden was satisfied with the explanation.

Judy Silacci moved to waive the checklist items as requested and to deem the application complete; David DiSabato seconded the motion which was passed by the following roll call vote:

**AYES:** David DiSabato; Judy Silacci; Sarah Jane Noll; Matt Sutte; Chris Downing; Robert Riedel; William Hillsinger and John Sweeney.

**NAYS:** None

The following exhibit was entered into evidence:

**Exhibit A-1** Somerset County Review letter dated November 8, 2024.

Ronald Kennedy, Gladstone Design, Main Street, Gladstone, New Jersey was sworn in and accepted as an expert witness. Mr. Kennedy entered the following exhibits into evidence.

**Exhibit A-2** neighborhood aerial dated November 20, 2024 – Mr. Kennedy reviewed this aerial which depicted the zoning of the surrounding properties.

**Exhibit A-3** – Existing conditions/Environmental Restraints dated November 20, 2024. The property consists of 10.69 acres. The original building which stood as a steel skeleton for between 10 to 15 years was proposed to be the Komline office. It was sold to Fedders's Air conditioning, then to Beneficial, Pfizer and lastly FinPro. The front portion of the building, which is to remain unaltered, will present a three-story structure as it presently exists at a height of 44.66 feet, while the proposed addition will fall behind and below the existing front façade and will present mostly a two-story structure until the rear corner of the building where the existing grade drops creating a three-story exposure at a building height of 34.91 feet along the north, and south elevations. The rear, easterly elevation presents a four-story structure at a building height of 55.74 feet. The current owner will give an easement for the trail that had been built. The stream corridor that runs along the rear of the improvements and discharges into a wetland area was pointed out. This is regulated by the NJDEP. It qualifies as a stream corridor and has a riparian buffer. He then explained the historic fill that is on the site. It has been tested and there is a condition of capping over the historic fill. It is not a hazardous waste site. Reports are submitted to the State twice a year. Everything is being built above grade and going up.

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**Exhibit A-4** - Site plan rendering – shows the front façade, the T gets removed and a new expansion is added within the lines of the existing T. The driveway and access to Pfizer remains. The Affordable Housing unit will be built 100' from the right- of- way of Rt. 206. There will be a smaller parking lot to accommodate the storage area. The soil cannot be removed from the site. They will create mounds of the fill.

Proposed is a two story, five (5) unit residential building that will be income restricted as affordable housing units as required by the AH-O zone. There will be one (1) unit with one (1) bedroom; three (3) units with two (2) bedrooms; one (1) unit with three (3) bedrooms with a total of 5 units.

An Electric Charging (E.V.) station is not required for this site and is not being proposed.

**Grading Plan - Sheet 5 of 11.** Mr. Kennedy explained that this sheet shows the cut of the material and the fill. There will be a mound in the rear parking area and a mound in the front parking area. The mounds will be capped with topsoil and grass and/or trees. There will be more plantings that will be approved by the DEP. There are limitations on the exposure of the soil. The fill material needs to be balanced on the site. There are 9,000 yards on the site which needs to be moved. New soil needs to be brought in as topsoil. The water comes into the site off Rt. 206. Gas and electricity are on the site. New underground wiring will be run to the affordable units.

**Stormwater Management** - has been reviewed by Sean Walsh of Princeton Hydro. The applicant stipulates that they will meet the conditions in Mr. Walsh's report.

**Landscaping** – The applicant will be installing additional plantings that will screen the affordable until from glare from the traffic on Rt. 206. The plantings will be shown on the plan.

**Signage** – The applicant will be using the existing 19.2' sign with the matching brick façade. The existing lighting says the same. There will be a 2<sup>nd</sup> sign on the building with four (4) gooseneck lights above it.

**Exhibit A-5 – Lighting** - sheet 1 of 1; sheet 9 of 11 in the application plans. The current flood lights will be removed. There will be dusk to dawn lighting. Lighting will be adjusted by the Borough Engineer later.

**Conformance with zoning.** There is less on the site than what was and what is required.

During Mr. Kennedy's testimony, he addressed the comments of the Borough Engineer and Planner's reports.

**Architectures** – The exterior of the affordable unit will be Hardy plank siding. The color will be chosen before the plans are signed. The landscaping around the buildings will be reviewed by Mr. Ryden.

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Mr. Szabo's report was reviewed by Mr. Kennedy.

At the closure of Mr. Kennedy's testimony, the Land Use Board members questioned Mr. Kennedy.

**Board questions.** William Hillsinger asked about the flow of water from the property. Mr. Kennedy explained that the two stormwater features that were built when the facility was originally constructed will continue to be used for stormwater control. The lack of any outdoor amenity space such as a courtyard, patio or seating area for the residents to enjoy was a concern of some of the LUB members.

Anthony Melillo, located at 27 Rt 202, Far Hills, was sworn in and explained why the plan did not have patios. He did not think that it is appropriate to have parties along Rt. 206. He has designed a building that is esthetically pleasing, and which has access to trails and tennis courts. After discussion between the LUB and the applicant, the applicant stipulated that they would provide a patio area with seating for the residents of the affordable units.

**Public Portion** – The public portion was opened and closed to questions for Mr. Kennedy. There was no one in the public wishing to question the witness.

William McGeever – 35 Highlawn Road, Melvin NY was sworn in. He was accepted as an expert witness in architecture. The plans that were submitted with the application were reviewed by Mr. McGeever who explained that the existing building remains the same.

**Sheet A-01** – prepared by Hiland and Hall Turner, not dated showing the Affordable Units 1<sup>st</sup> and 2<sup>nd</sup> floor area.

**Sheet A-02** – prepared by Hiland and Hall Turner, not dated showing the front, rear, and side elevation.

Mr. McGeever explained the parking, which consists of eight (8) parking spaces in front of the existing building. There will be three (3) elevators.

Floor plan Main. Sheet A-102. 8 parking spaces in front and an existing elevator core in the front of the building. Most storage is done online. Lower levels have the utilities.

Loading – A-101 – 2 loading doors with 14' high for a pickup truck. One exterior loading door. Three elevators. Building access will be from 6 a.m. to 10 p.m. weekdays and Saturdays; 9 a.m. to 3 p.m. on Sundays. All doors have a keypad. A code is required to access a storage unit. There will be 2-3 employees and 1-2 people per shift. They will park their vehicles at the rear of the site. There will be sixteen (16) cameras around the building.

**Questions of witness by board.** The Sprinkler system was discussed along with the lease agreements. Carts will be used for storage. The location of the carts was shown. There are approximately 700 storage units. Storage unit renters must bring their trash back home with them.

**Public Portion - Opened** – Carol Lane, residing at 1 Hillard Lane, Gladstone, NJ. asked if a pharmaceutical company could store pharmaceuticals there. Borough Planner John

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Szabo explained that it would be a business use which is not permitted. She explained that it would not be sold there, just stored which would be permitted.

**Public Portion - Closed.**

There was no further testimony by the witness.

**Public Comment** – no one in the public wished to make any comments.

The applicant's attorney Greg Gianetti summarized the application.

The Board reviewed the conditions as follows:

LSRP – historic fill

Conformance with reports of the professionals.

Lighting – subject to review by the Borough Planner.

Proposed leases to be submitted for review prior to building permit.

Color of Hardy Plank

Trail easement

Affordable units built before issuance of c. of o.

Modify plan for trash enclosures.

Installation of patio and benches subject to review by the Borough Planner

Prior approvals met.

Design waivers

Dust of dawn lighting

Additional landscaping around the self-storage area and subject to review by the Borough Engineer and Planner.

John Sweeny moved to approve the site plan subject to the conditions set forth; Judy Silacci seconded the motion which was approved by the following roll call vote:

**AYES:** David DiSabato; Judy Silacci; Chris Downing, Matt Sutte; Sarah Jane Noll; William Hillsinger

**NAYS:** Robert Riedel

Scott Ross came back to the Board.

**Consistency Review: - Lot Grading Ordinance with Checklist. –**

Sarah Jane Noll made a motion to advise the Mayor and Council that the Lot Grading Ordinance is not inconsistent with the Master Plan; David DiSabato seconded the motion which was passed by the following roll call vote:

**AYES:** David DiSabato; Judy Silacci; Chris Downing, Matt Sutte; Sarah Jane Noll; William Hillsinger; Robert Riedel and Scott Ross.

**NAYS:** None

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**Resolution for Adoption:**

**Sara Kay Lot - minor subdivision, Block 8, Lot 16**

Judy Silacci moved to adopt the resolution with the corrections; Sarah Jane Noll seconded the motion which was passed by the following roll call vote:

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

**NAYS:** None

**Other Business:** None

**Adjourn** – By motion of Judy Silacci and seconded by Sarah Jane Noll, the meeting was adjourned at 9:45 p.m. The motion passed.

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**Sarah Jane Noll  
Clerk/Administrator**