

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

March 6, 2024

Chairman Greg Yannaccone called the meeting to order at 7:05 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 January 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:

Present:

Mayor Mark Corigliano, Class I
Councilman John Sweeney, Class III
Sarah Jane Noll, Class II
Greg Yannaccone, Class IV
Judy Silacci, Class IV
Joan Dill, Class IV
Chris Downing, Class IV
Robert Riedel, Alternate #1
Craig Darvin, Alternate # 2
Scott Ross, Alternate # 3
William Hillsinger, Alternate #4

Absent:

Matt Sutte, Class IV
David DiSabato, Class IV

Also Present:

William Ryden, Borough Engineer
Roger Thomas, Esq.
John Szabo, Borough Planner
Sarah Jane Noll, Clerk/Administrator

Minutes – **February 21, 2024** By motion of Judy Silacci and seconded by Joan Dill, the minutes of February 21, 2024, were approved as read. The motion passed.

Abstain: Chris Downing

Public Hearing – advertised 2-25-24.

Master Plan Land Use Element Amendment - Pfizer Campus Development – 100 Route 206; Block 20, Lots 7, 8, 9, 9.01, 10 and 15

Roger Thomas announced made available at least 10 days prior to the hearing.

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

March 6, 2024

John Szabo presented the proposed amendment and gave a history of the uses on the site. The proposal is to develop the site as a Senior Campus. He developed an analysis as per the request of the Mayor and Council. He reviewed the zoning and the proposed use for the 140-acre site which will allow for the connection to the trail network and expanded open space. The growth and aging of the Gladstone population was reviewed. The proposed use will cover the tax gap when Pfizer leaves the Borough. 1.5 million dollars in revenue will be generated. The amendment to the Master Plan Land Use Element will allow the development of the property as proposed. The proposal includes the repurposing of the existing buildings. The traffic patterns will remain the same as now. The next step in this procedure is the review of an ordinance and the determination by the Land Use Board that it is not inconsistent with the Master Plan.

Board discussion:

The LUB members questioned the population estimates and the housing requirement that there be 15% affordable rental units and/or 20% if the affordable units are saleable. The 4th round of affordable housing was discussed. Services will be provided privately. The impact on sewer and water was discussed and it was noted that the current user Pfizer is already on the sewer system. The affordable senior units are only for ages 55 and over. The parking deck adjacent to Route 206 will be removed and the area maintained as a 200' buffer. The parking area near the Komline property will be redeveloped. The proposal is to reserve the site. The solar facility powers the entire site and will continue. A Developer's Agreement will be required. A concept plan can be required prior to the filing of the application for site plan approval. There will be a phasing plan for this development. It would be preferable to have a shovel in the ground before July 2025 (4th round of Affordable Housing).

Public Comment –

Glen Amatucci residing at 27 Holland Ave. Peapack, New Jersey asked if this opens the door to commercial. Mr. Szabo explained that the intent is not to open this up as a commercial development. There will be a very small convenience store for the use by the residents. Mr. Szabo advised that Pfizer is leaving. They are in the process of relocating the employees. If they were to stay, once the Master Plan and the ordinance are adopted, Pfizer would become a non-conforming use.

Fred Richardson residing at 22 Brook Hollow Road, Gladstone, New Jersey asked that the area where he lives will remain the same. His concerns were addressed by the LUB.

Public Portion Closed - Since there were no other questions or comments, the public portion was closed.

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

March 6, 2024

Joan Dill moved to adopt the Master Plan Land Use Element Amendment; Craig Darvin seconded the motion which was approved by the following roll call vote:

AYES: Mark Corigliano; Greg Yannaccone; John Sweeney; Chris Downing; Sarah Jane Noll; Judy Silacci; Joan Dill; Scott Ross; William Hillsinger; Craig Darvin and Robert Riedel

NAYS: None

The ordinance committee reviewing the grading ordinance will meet via a zoom meeting at 6:30 p.m. on March 20th.

Environment Resource Inventory – prepared by the Land Conservancy of NJ will have a public hearing on May 5th. The document will be distributed to the LUB and posted on the website.

Schedule of Up-coming meetings:

April 3	review draft ordinance
April 16 th	council review
April 17 th	LUB Consistency review.

Other Business - none

Adjourn – By motion of Joan Dill and seconded by Judy Silacci, the meeting was adjourned at 8:30 p.m. The motion passed.

**Sarah Jane Noll
Clerk/Administrator**